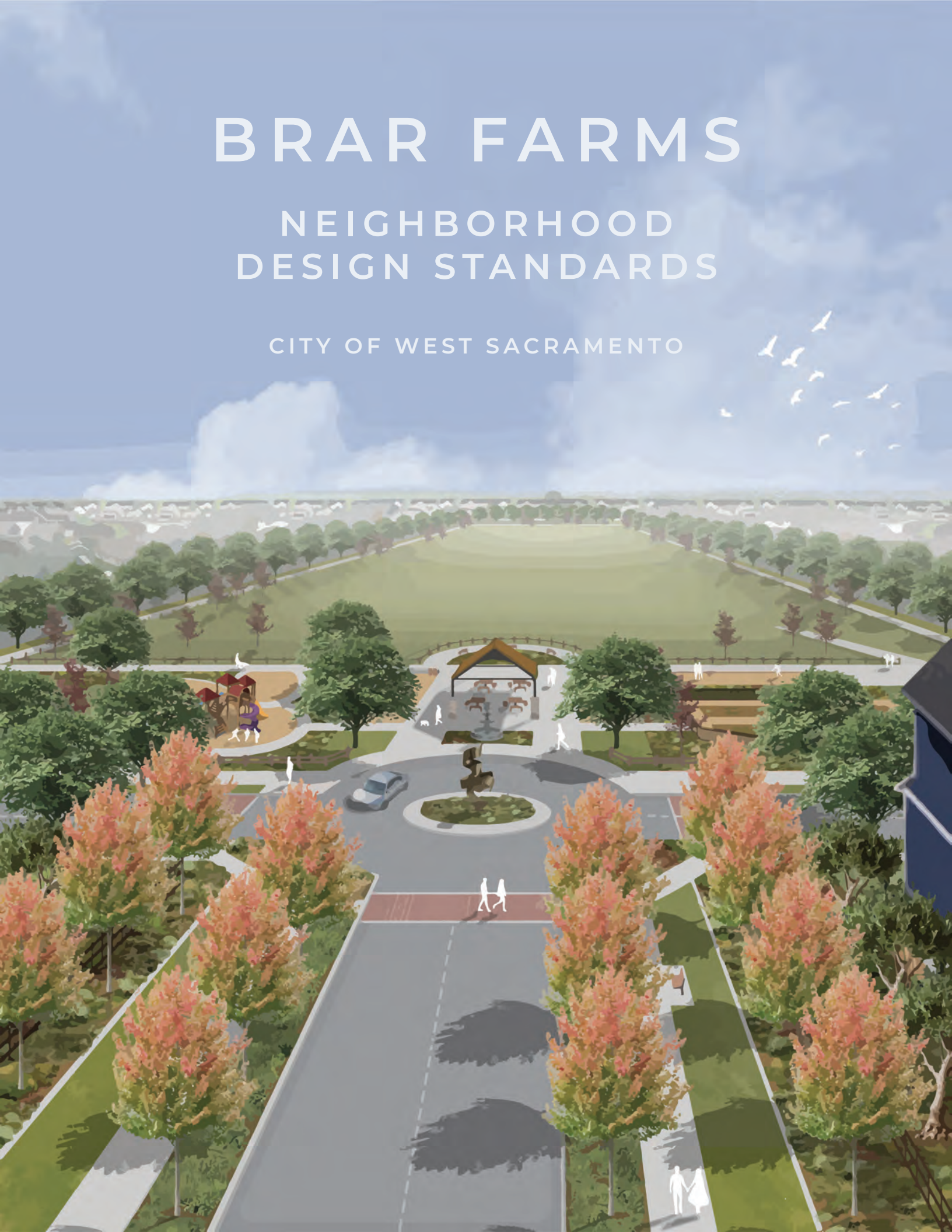
BRAR FARMS

NEIGHBORHOOD DESIGN STANDARDS

CITY OF WEST SACRAMENTO



BRAR FARMS

NEIGHBORHOOD DESIGN STANDARDS

CITY OF WEST SACRAMENTO



The HLA Group
Landscape Architects & Planners

Continental Development Consultants, Inc

CITY OF WEST SACRAMENTO

TABLE OF CONTENTS

1. INTRODUCTION & IMPLEMENTATION 1-6
   - Overview
   - Location and Existing Conditions
   - Vision and Goals
   - Purpose of Design Standards
   - Organization
   - Procedures for Approval/Submittal Process
   - Permitted Uses

2. NEIGHBORHOOD FRAMEWORK 7-14
   - Land Use Concept
   - Neighborhood Elements
   - Neighborhood Amenities
   - Homeowners Association

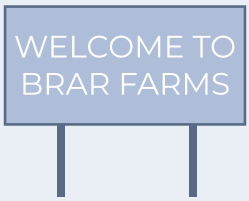
3. RESIDENTIAL & ARCHITECTURAL DESIGN STANDARDS 15-34
   - Architectural Design Objectives
   - Site and Architectural Design Standards
   - Residential Development Standards

4. OPEN SPACE & BASINS 35-56
   - Overview
   - Open Space and Community Recreation Basin Plan
   - Entry Monuments, Walls, and Fences
   - Streetscape Materials, Site Furnishings, and Project Amenities
   - Site Amenities Visual Examples

TABLE OF CONTENTS

5. CIRCULATION & STREETSCAPE 57-68
   - Overview
   - Street and Path Design
   - Streetscape Design Elements

6. PLANTING & IRRIGATION 79-86
   - Overview
   - General Planting and Irrigation Standards
   - Plant Palettes



Chapter 1: Introduction & Implementation

This chapter summarizes the context of the Brar Farms site, its location and purpose, and outlines the authority and structure of this document.



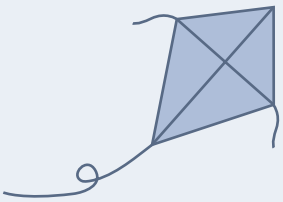
Chapter 2: Neighborhood Framework

Chapter 2 describes the land uses within the Brar Farms site and explains the physical framework for key elements such as land use, circulation, residential land uses and densities, and open space.



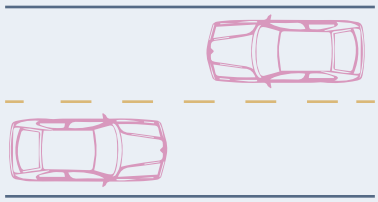
Chapter 3: Residential & Architectural Design Standards

This chapter outlines design principles, development standards, and architectural guidelines for residential construction based upon the community design. This will assist homebuilders in creating meaningful, innovative, and relevant housing solutions for the villages.



Chapter 4: Open Space & Basins

This chapter sets forth design principles and standards for all open space land uses within the Brar Farms development. These include, but are not limited to, privately maintained parks, community amenities, parklets, and the community recreation basin. Fencing and wall design, paving and hardscape, lighting, street furniture, and other landscape elements are also defined.



Chapter 5: Circulation & Streetscape

This chapter explains the guiding principles for the circulation system. Brar Farms' connected circulation system will provide enhanced walkability and connection between residences, parks, Marshall Road, Otis Avenue, and the existing open space to the west of the site. Street standards and street sections designed for efficient modes of pedestrian and bicyclist travel are set forth in this chapter, as well as path networks.



Chapter 6: Planting & Irrigation

Chapter 6 establishes the overall landscape theme for Brar Farms. Landscape features such as street trees, green space design, and Low Impact Development (LID) design are defined. Planting palettes and irrigation standards are presented in this chapter.



1 INTRODUCTION & IMPLEMENTATION

Overview

Brar Farms is a livable farmhouse and craftsman themed community located within the City of West Sacramento. Brar Farms provides development opportunities for various residential housing products, community amenities, and green spaces, all within a walkable, bikeable, and dynamic environment. Focusing on connectivity, sustainability, and innovative design strategies, Brar Farms will be a distinguished community.

Brar Farms is envisioned to be a standout community within West Sacramento. Designed in a way so residents and visitors know exactly what community they are in, Brar Farms focuses on providing unique housing layouts on a mix of lot sizes.

It includes two distinct villages with a significant amount of interconnected green spaces and community amenities. Brar Farms considers its surroundings, serving as a focal gathering center for the people of the neighboring communities. It also provides connection to existing open spaces surrounding the site. Users can easily navigate through the community by bike or foot while enjoying the aesthetics of the open spaces. It is the human-scale connectivity and access to open space and seasonal recreational amenities that give Brar Farms its unique character and provides a fresh design aesthetic for West Sacramento.



Existing site plan aerial image (Google Images)

Location and Existing Conditions

The 60-acre project site is within the Southwest Village Boundary of the Southport Framework Plan. The site is bordered on the north by Marshall Road and on the east by Otis Avenue. Existing residential neighborhoods are located on the north side of Marshall Road, on the east side of Otis Avenue, and directly to the west and south of the community. An existing detention basin zoned as Open Space is located to the west as part of the Bridgeway Lakes property. All existing residential areas to the north, west and south are zoned R-1 Residential One Family, with all lots fully developed. Existing residential to the east is zoned RE - Residential Rural Estates, with lots that are partially developed. Both Marshall Road and Otis Avenue provide direct access to Southport Parkway, with Marshall Road also providing direct access to Jefferson Blvd.

Vision and Goals

At its core, Brar Farms is a community focused on providing innovative development opportunities for various residential housing types, all within a dynamic environment that is easy to navigate. With its key amenities and local aesthetic, users will recognize they are within a unique and special community.

The Brar Farms Neighborhood Design Standards manual is formulated to provide:

- A mix of land uses and residential lot sizes with an innovative design approach to residential development.

- Open space, green areas, recreational amenities and multi-use pathways create an overall design that advances “smart growth” principles.
- A development plan that is focused on connectivity within and to adjacent neighborhoods and open spaces.
- Enhancements to the City’s bike and pedestrian network of paths and dedicated bike routes.
- A mix of lot sizes and housing types integrated within open space land uses in a functional and logical manner.
- Open spaces that serve as the organizing element of the overall neighborhood development plan.
- A creative approach to sustainable neighborhood design by integrating landscape design and environmental engineering practices into a comprehensive neighborhood plan.
- A sufficient number of new housing units to assist the City in satisfying their Regional Housing Needs Allocation (RHNA) goals.
- A sufficient number of residential units to support necessary improvements to public facilities.

Purpose of Design Standards

In order to effectively achieve the vision and goals for Brar Farms, a set of design standards have been introduced in this manual to define the necessary criteria and promotion of quality design within the Brar Farms neighborhood. This manual influences the neighborhood’s visual character and integrity by establishing high standards for design and implementation of site planning, architecture, and landscape design for new construction. These development standards, as well as the homeowners associations’ and City’s review process, will ensure that development within the site implements the City’s goals, objectives, and policies and provide an exceptional community design.

Design standards provide users with the elements required to create a strong sense of identity and development on a personal scale. They also outline the overall theme, character and standards for open space and community amenities. Materials have been selected to add durability and ease of maintenance, as well as create a visual connection from the residential and open space land uses. Architectural design, community amenities, and landscape elements have been selected to conform and complement the site’s architectural elements. All elements are functional in design, create a pedestrian friendly scale, and reinforce the overall identity and image of the community where people can live, relax, socialize, and engage in passive and active recreation.

This manual is intended to implement the West Sacramento General Plan, as well as the requirements of the City of West Sacramento Municipal Code, Zoning Code, Development Standards, Landscape Design Guidelines, and other City of West Sacramento policies or documents. To the extent that these Design Standards conflict with development standards or regulations in the West Sacramento Zoning Code, these Design Standards shall prevail. It provides consistent design direction and establishes design standards specific to the Brar Farms neighborhood. As development may occur over multiple years, the standards set forth in this manual are not intended to limit design creativity, but aim to provide consistent implementation throughout the site.

Organization

The Brar Farms Neighborhood Design Standards manual is prepared according to the following structure to guide development of the overall community. The Introduction & Implementation chapter and Neighborhood Framework chapter provide a brief overview of the Brar Farms community vision and a description of its neighborhood. The remaining chapters articulate criteria to which new projects must respond in their product designs. See Table of Contents for chapter format and context.

Procedures for Approval/ Submittal Process

The Brar Farms Neighborhood Design Standards manual establishes the necessary criteria to promote quality design for the community. These design standards are intended to be used by property owners, architects, landscape architects, and developers for the planning and design of individual projects. The Planning staff and Brar Farms homeowners associations will use the manual to review development proposals within the community, and to implement the vision. All development must comply with the appropriate entitlement process administered by the City as well as with the General Plan, Zoning Code, Southport Framework Plan, and City Landscape Design Guidelines and related City documents. Where conflicts between these Design Standards and the Zoning Code occur, the Design Standards shall apply. Adoption of these design standards are subject to the California Environmental Quality Act (CEQA) and requires consistency with the City's General Plan.

Permitted Uses

Permitted use for this site shall be Residential Single Family R-1-A. When a use is not specifically listed in this section, it shall be understood that the use may be permitted if the Principal Planner determines the use is similar to other uses listed. It is further recognized that every conceivable use cannot be identified in this section and new uses will evolve over time. Those uses that are currently anticipated are therefore listed by way of example. In determining similarity, Planning staff shall make the following findings:

- The characteristics of, and activities associated with, the proposed use are equivalent to one or more of the listed uses and will not involve a higher level of activity or population density than the uses listed;
- The proposed use will be consistent with the purposes of the applicable City zoning codes;
- The proposed use will be consistent with the General Plan, the Southport Framework Plan, and any applicable local guidelines.

A determination and decision by Planning Staff may be appealable to the Planning Commission.

Open Space Permitted Uses and Amenities

The following uses and amenities are permitted within the Open Space land use areas:

- Open space amenities
- Bicycle/pedestrian paths
- Underground utility installations for local service
- Maintenance access roads, as required
- Entry monuments and project signage

- Open view fences
- Post and cable fences
- Wood fences
- Seat walls and low walls
- Split-rail fences
- Community walls (limited use for sound buffer or screening)
- Benches and picnic tables
- Drinking fountains
- Activity nodes/trail staging areas
- Pergolas or trellises
- Shade Structures under 6,000 square feet.
- Underground drainage improvements
- Detention basin improvements
- Community gardens
- Sports court areas and amenities
- Children's play areas
- Dog park
- Outdoor artwork
- Wayfinding and interpretive signage
- Appropriate landscape planting with water efficient irrigation

The following uses/amenities are not permitted:

- Public restrooms

Residential Permitted Uses

- Single-family detached homes
- Accesory dwelling units
- Home offices*
- Open view fences
- Solid wood fences
- Residential backyard amenities as allowed by the zoning code (swimming pools, pergolas, etc.)

* With the required business license and if City Zoning Code requirements have been met.

This page is intentionally
left blank.



2 NEIGHBORHOOD FRAMEWORK

Land Use Concept

Brar Farms has a variety of different land uses to provide more housing options, activities, and green space for residents and the surrounding community. The plan organizes residential lots around a central main avenue and the Central Park with a community recreation basin, and pathways connecting sections of the community as well as the surrounding neighborhoods.

Neighborhood housing choices are selected in response to demographic trends and market demands. These housing types are suitable for a variety of residents including families, small households, working professionals, and older adults.

Distinct housing types, various lot sizes, enhanced circulation networks, abundant open spaces, and a strong sense of place are the core tenets of Brar Farms. These elements are integral to the Land Use Plan and related documents as illustrated by Figures 2.1 through 2.3.

Neighborhood Elements

Brar Farms is comprised of a central spine of open space areas surrounded by two residential villages. Within the community are a variety of housing plans, layouts, and styles, for residents to choose from that fits the comfort of their lifestyle. All housing types are within the R-1-A designation.

Figure 2.1 - Illustrative Land Use Plan

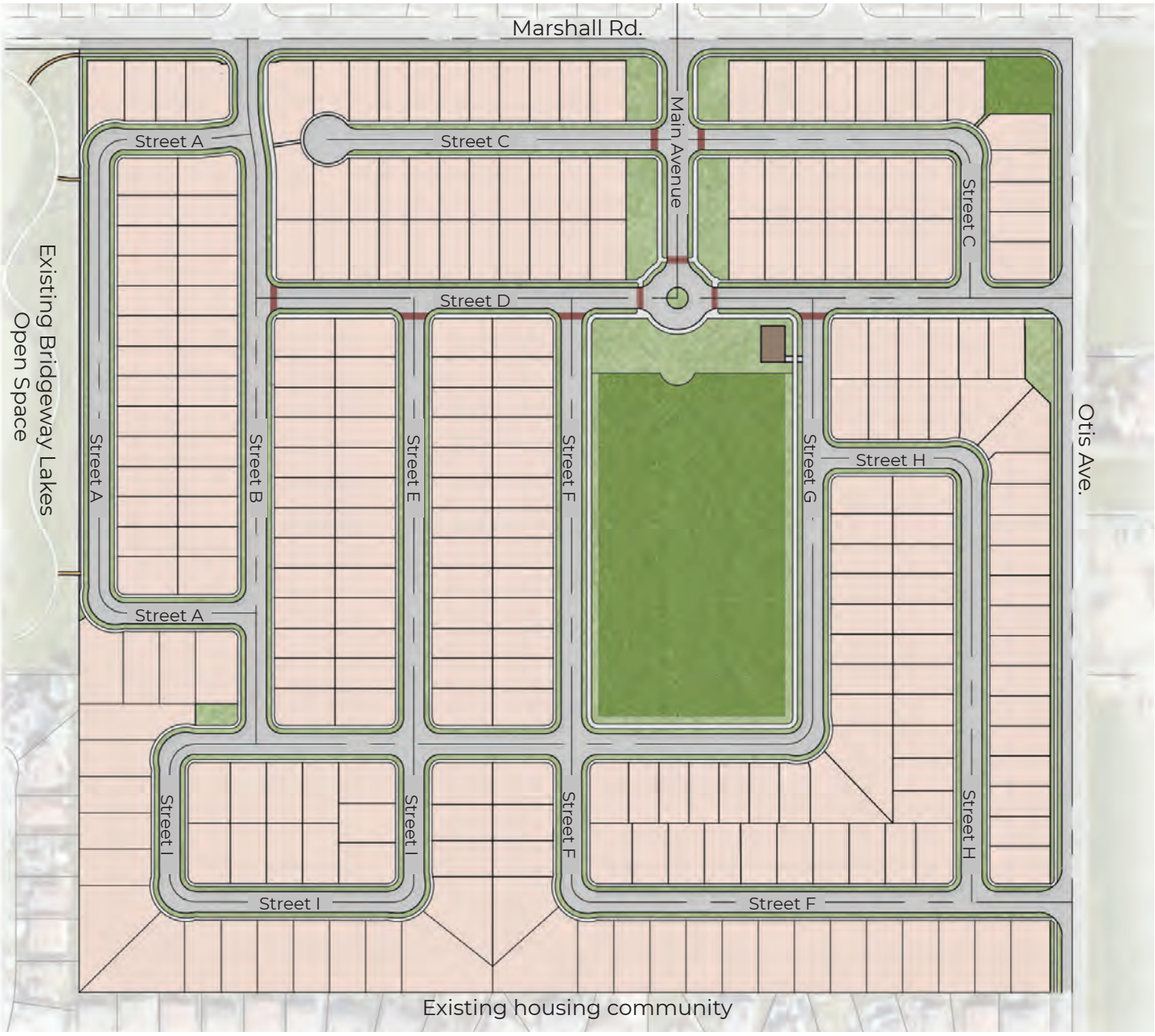
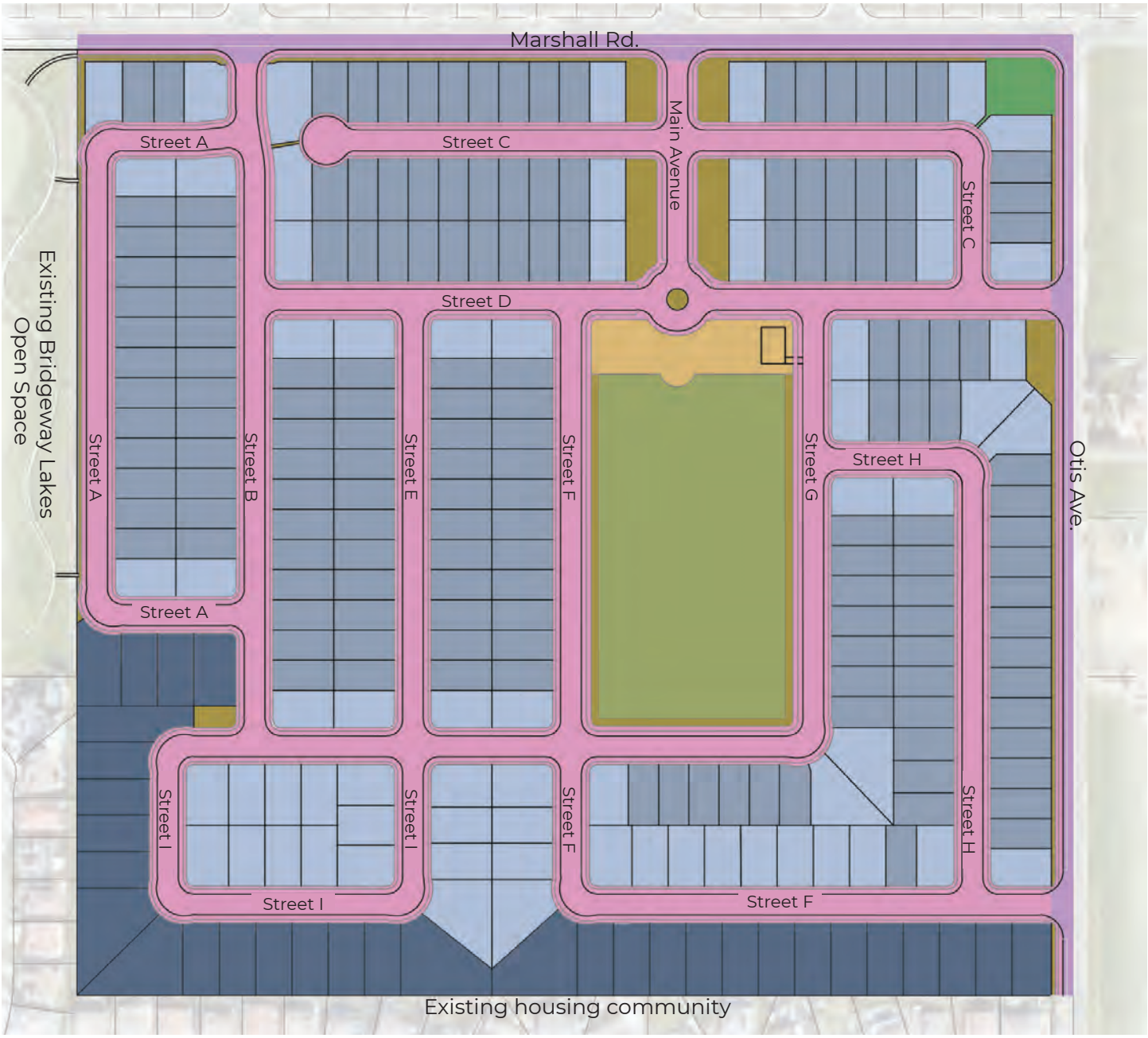


Figure 2.2 - Land Use Plan



Refer to Figure 2.3 for complete Land Use Table

Streets	
Residential Collector Streets - Marshall Road and Otis Avenue (including ROW Separated Sidewalk Planter Area and Sidewalk/ Widened Sidewalk)	
Residential Local Streets (including ROW Separated Sidewalk Planter Area and Sidewalk/Widened Sidewalk)	

Residential	
50‘ x 100’ Lots (Residential R-1-A)	
60’ x 100’ Lots (Residential R-1-A)	
60’ x 120’ Lots (Residential R-1-A)	
Open Space	
The Central Park	
Parklet	
Landscape Lots	
Community Recreation Basin (including pump station)	

Figure 2.3 - Land Use Table

Land Use	Key Color	Lots	Acres	Average Density (du/ac)	Acreage as a % of Total Area
Residential					
50‘ x 100’ Lots (Residential R-1-A)		160	18.58	8.61	31.0%
60’ x 100’ Lots (Residential R-1-A)		67	10.20	6.57	17.0%
60’ x 120’ Lots (Residential R-1-A)		32	6.11	5.24	10.2%
Residential Subtotal		*259*	*34.89*	*7.42*	*58.2%*
Streets					
Residential Collector Streets - Marshall Road and Otis Avenue (including ROW Separated Sidewalk Planter Area and Sidewalk/ Widened Sidewalk)			2.21		3.7%
Residential Local Streets (including ROW Separated Sidewalk Planter Area and Sidewalk/Widened Sidewalk)			16.17		26.9%
Streets Subtotal			*18.38*		*30.6%*
Open Space					
The Central Park			0.67		1.1%
Parklet			0.25		0.4%
Landscape Lots			1.77		3.0%
Community Recreation Basin (including pump station)			4.02		6.7%
Open Space Subtotal			*6.71*		*11.2%*
Grand Total (Gross Acres)		***259***	***59.98***	***4.32 (gross)***	***100%***

Sohna Residences

Sohna Residences is the largest village in the Brar Farms community. This village is comprised of single-family detached homes located on 50’ x 100’ interior lots and minimum 60' x 100' interior and corner lots. Many of the lots within this village are adjacent to open space areas, including the Central Park, parklet, landscape lots, and the landscaped community recreation basin. Having so many lots directly adjacent to open space creates a visual and physical connection to the open space environment.



Sohna Residences is comprised of single family detached residences.

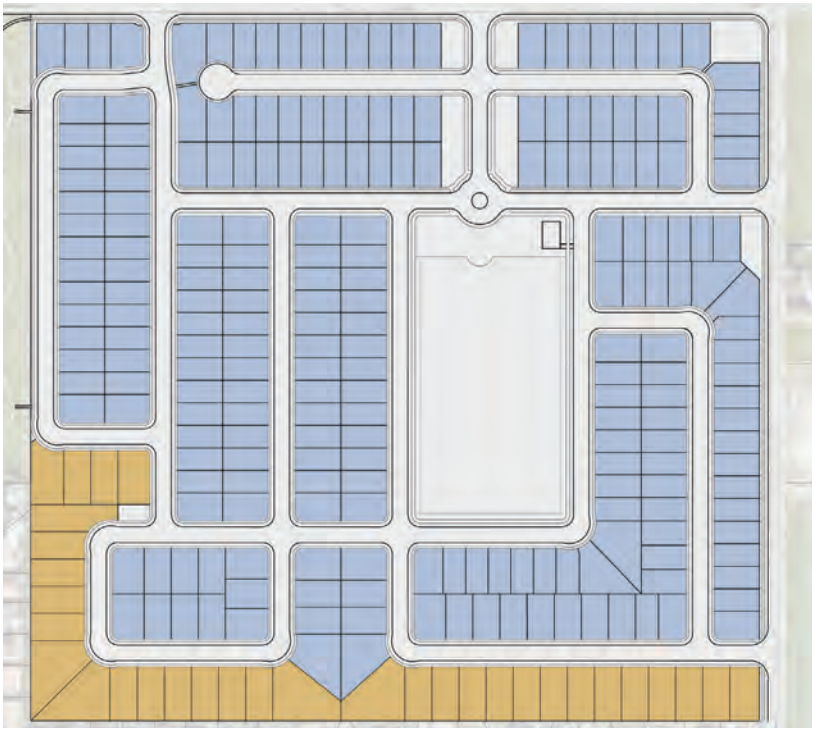
Khote Estates

Along the southern and southwest property line adjacent to the existing Bridgeway Lakes community, is the village with the largest lots. Khote Estates is comprised entirely of single-story estate-style detached residences. These residences are located on minimum 60’ x 120’ lots. Khote Estates offers large residential floorplans and architectural styles, giving a custom home feel to this village. This portion of the neighborhood will appeal to move-up buyers and families.



Khote Estates is comprised of large single-story estate-style detached residences.

Figure 2.4 - Villages Map



Sohna Residences

Khote Estates

Neighborhood Amenities

Main Avenue and the Central Park

The focal point of the Brar Farms neighborhood is the centrally located Main Avenue, Central Park, and community recreation basin. These elements create a wonderful and unique sense of place when one enters into the Brar Farms community.

There are two entrances into the community from Marshall Road. The western-most entrance (Street B) and the eastern entrance, known as Main Avenue. Main Avenue is the primary entrance into the community, with entry monumentation signage and gateway elements along Marshall Road, along with large landscape lots flanking both sides of the street. A roundabout separates Main Avenue from the Central Park, and provides an attractive traffic calming solution with landscaping and potential outdoor artwork, ushering visitors and residents into the welcoming entrance of the Central Park.

The Central Park is designed to be a large and distinct green space and amenity that residents can enjoy. Central Park shall be privately maintained by the Brar Farms Master Homeowners Association. Main Avenue and the Central Park are designed in such a way as to welcome residents and visitors into the neighborhood. A variety of amenities in the Central Park provide space for gatherings, community events, active and passive recreation, and relaxation. Being centrally located, the park also serves as a hub for pedestrian connections. See Chapter 4 for more information regarding the design and specific site amenities of the Central Park.

Community Parklet, Landscape Lots, Community Recreation Basin, and Connection to the Existing Bridgeway Lakes Open Space

Open space greenery is interwoven throughout the community which brings life and creates opportunities for relaxation and recreation. The design for Brar Farms includes a parklet, landscape lots, the community recreation basin, and connection to the existing Bridgeway Lakes open space west of the property. These open space elements shall be privately maintained by the Brar Farms master homeowners association except the community recreation basin which will be maintained in cooperation with the City.

A parklet is located at the corner of Marshall Road and Otis Avenue as a place to gather, walk the dog, or sit on a bench and relax.

Brar Farms also contains a detention basin, known as the community recreation basin, approximately four acres in size. This basin is designed to provide



The neighborhood incorporates plantings and site furnishings to create a comfortable streetscape throughout.

stormwater collection during the wet season, and also provide recreational space for the residents of the community. The community recreation basin contains a multi-purpose grass area which can be used during the dry seasons. These amenities allow the community to have additional open space. Additionally, certain homes within the Sohna Residences will have views onto the open space.

Another design element prevalent in the community is its connectivity to offsite elements. This includes connections via three proposed off-site pedestrian paths along the west perimeter of Brar Farms to the existing Bridgeway Lakes basin and trail. Walkway connections like this create a space where the surrounding community feels welcome within Brar Farms. See Chapter 4 for more information and design of specific site amenities.

Aerial perspective of Brar Farms looking south to the Central Park and Community Recreation Basin



Homeowners Association

The Brar Farms community has one master homeowners association for the entire community development. This homeowners association provides both administration and maintenance of various elements within the neighborhood and specific villages. The Brar Farms master homeowners association encompasses the two residential villages of Khote Estates and Sohna Residences, and open spaces.







Open space greenery brings life to the community.



3 RESIDENTIAL & ARCHITECTURAL DESIGN STANDARDS

Architectural Design Objectives

Brar Farms is organized as a community of residential villages, each with its own distinct characteristics. These villages are comprised of a variety of housing types interconnected by a logical system of tree-lined walkable streets, paths, green spaces, and community amenities. The basic design elements and criteria included in the following residential design standards are focused on establishing a “sense of place and community” by achieving community-wide design principles that emphasize diversity and quality. The land use plan encourages low-impact, compact development. The highest concentration of housing density is in areas with easy access to the connecting major streets off of Marshall Road and Otis Avenue. The largest lots shall be adjacent to the existing Bridgeway Lakes communities.

These design standards center around having a range of housing types suitable for people of varying lifestyles, income levels, and ages. The homes are designed to create scale and architectural form and massing, reinforcing the community and street character. High quality design and construction within each village is what individualizes Brar Farms. The features and architectural detailing for each home are designed to promote connections amongst neighbors by orienting homes toward public areas and creating interactive social spaces. By employing an authentic architectural palette and creative site planning techniques, Brar Farms embodies a strong architectural identity, creating an iconic and cherished community.

Site and Architectural Design Standards

This section defines the design principles and development standards that apply to all villages. These standards articulate elements such as the lot characteristics, setbacks, garage type and orientation, building massing, and architectural design for each housing type.

Master Home Plan Requirements for Each Village

To achieve streetscape variation, the community residential housing design for each village must have master home plans with associated elevations, and each elevation must be a different architectural style. Quantity of master home plans shall be determined by the home builder and the Principal Planner. Refer to the City's Zoning Code, Chapter 17.37. Master home plans are defined as unique floor plans with a distinct footprint with regard to placement and relationship of the entire residence, garage, front door, porches and building massing. Further, different architectural styles are required, which will be applied based on appropriate massing (i.e., every floor plan will not have every architectural style applied). For example, a farmhouse or craftsman style house design shall not exist on every lot.

Certain villages will benefit from a greater number of elevations per floor plan and architectural styles, whereas others may benefit from a more cohesive palette. This selective architectural style application within each village will enhance the variety of the streetscape and community.

Village Architectural Diversity

Older, traditional communities contain consistent streetscape elements coupled with a mix of building architecture.

Brar Farms is designed so the whole community's composition is unified, with individual homes presenting a considerable opportunity for variation in style, massing, detailing, and color, as well as varying driveways/garage depths. Avoiding repetition of identical floor plans or architectural styles is important to create a feeling that the villages have been built over time. Primary techniques of creating variety within a street scene include differentiating lot widths, building styles, building heights, and massings, as well as including single-story home plans and elements in the profiles of the front facade. Diversity can be enhanced with the following standards for variation:

- Mix of house sizes and models (number of bedrooms, square feet, number of stories) within a single block or village.
- Each block shall contain multiple different models as well as multiple different elevations for each floorplan. Different models are defined as those with significant variation in floor plans, configurations, heights, and massing, as well as minor variations in size or number of bedrooms. Models with the exact same architectural style shall be limited along a single block face.
- Identical models with similar architectural styles shall not be placed within three houses of each other or directly across the street from one another.
- Architectural variety may be achieved by using a minimum of three basic colors, house materials that are texturally different yet visually compatible, and detailed window treatments, trim, porch elements, door design, and other variations in architectural ornamentation.
- Variations in first-level building massing may be achieved by

introducing entry porches and courtyards.

- Varying building heights by mixing one- and two-story models also creates diversity along the street. Integrating higher vaulted or cathedral ceilings into the building facade at the entry can provide a transitional element that adds distinction to the front elevation.
- Staggering the building massing along the block shall be required. The techniques used may differ depending on product types, ranging from two-story setbacks on higher density products to varying ground-floor setbacks on lower density housing types. A staggered setback shall be achieved without sacrificing backyard depth and usable open spaces within the residential lot.
- Use of building styles with greater massing and height on corner lots helps to visually anchor the block and reinforces the sense of entry into a community.
- Roofline design shall incorporate changes in direction, pitch, architectural styling, and configuration to ensure a varying street scene.





Architectural styles such as modern farmhouse and craftsman are ideal

The following specific requirements apply to each village:

- All Khote Estates lots shall be one-story homes. No two-story homes are permitted. Maximum height of one-story homes shall be 20 feet per R-1-A zoning standards.
- Sohna Residences shall be a mixture of one-story and two-story residences. A minimum of 10% of Sohna Residences lots shall be one-story homes.
- At least 25% of the units within both the villages of Khote Estates and Sohna Residences shall provide a 3-foot minimum staggered setback along each block.
- Porches shall be an open column design with or without view railings. Front porches shall be used as an outdoor patio space for the resident. The minimum dimensions of the porch outdoor patio space are 6’ deep x 8’ wide.
- To maintain a farmhouse and craftsman themed community, the use of contemporary, mid-century modern, or similar architectural design styles is prohibited.

Architectural Design, Styles, and Type

While imaginative and varied design is encouraged, the goal is to ensure that variation remains within the context of the overall design theme for the community. The following architectural design standards have been established to ensure the consistent design quality and character of housing types that may be developed within Brar Farms. The standards apply to all residential types and densities unless otherwise mentioned. Provisions are included to address various architectural elements such as facade articulation, corner lots



Front porches with patio areas are a novel aspect of Brar Farms.

and perimeter edges, roofs, entries, porches and balconies, window treatments, and garage placement.

The following guidelines relate to architectural design and styles within the community:

- The architectural character, form, and massing shall be varied through changes in roof form, color, material, and texture.
- Exterior exposed metals such as aluminum or steel doors, windows, screens, rooftops, and other surfaces shall be anodized in a color or provided with a factory-finished approved color.
- All ground-mounted mechanical equipment or other similar structures shall be screened from view with an enclosure or landscaping that is compatible with the architectural theme of the attached or adjacent structure. Air conditioning units shall not be located on the front wall of a residence or on a roof. Air conditioners shall be located on side yards or backyards inside residential fences and shall be screened from public view in either location.
- Authentic application of architectural styles is required. Architectural styles shall be visually compatible and shall possess general market appeal and community acceptance.
- Building facades shall contain setbacks, overhangs, changing rooflines, and other design elements that provide shadows and depth to the building facades.
- Where practical, buildings shall integrate resource-friendly technology and green building practices into the building design. A more sustainable development can be achieved by incorporating passive and active solar systems.
- In order to reduce the potential for glare from buildings and structures, the use of reflective building materials that have the potential to result in glare to adjacent land uses, especially residences, are prohibited.

The strategic use of architectural design elements is what creates an inviting and interesting street scene. Building forms and massing can be articulated to help identify individual dwelling units using architectural techniques and treatments such as:

- Use of dormers, overhangs, balconies, wall projections, and covered entries.
- Varied roof forms, pitches, styles, and heights in keeping with the overall style of the building;
- Changes in materials and color.
- Staggering, offsets, and changes in the building elevations between houses.
- Clearly defined entry features that provide an inviting, human-scale transition from the street.
- Use of architectural elements, such as special trim, window boxes, brackets, trellises, molding, window frames, sills, and lattice work.



A variety of design elements add interest and depth to this building's facade.





Entries should be well articulated without being imposing.

- Massings of larger residential homes shall be broken down into smaller components.

Architectural Detailing

Architectural detailing is an important part of creating character across housing types, villages and the entire community. The various general architectural detail elements shall be included in the design of homes:

- Wood or wrought iron (metal) railing, and vernacular rail/accent design.
- Wood or stucco outlookers, brackets, fascia, dentils, and corbels.
- Wood or stucco trim surrounds, headers, and sills.
- Decorative ceramic or clay tiles and pipe vents to match the color palette of the home.
- Wood or manufactured shutters.
- Structural columns/posts of 6 inches minimum.
- High-quality front doors that are visible from the street, complement the architectural style, and use distinctive upgraded hardware and materials denoting prominence.
- Exterior wall and building-mounted light fixtures that are integrated into the architectural concept of the house.
- Gutters and downspouts with designs integral to the architectural design and color.
- Electrical service meters located away from the front elevations of residential dwellings.
- Other authentic details specific to the architectural style.

Additionally, Figure 3.1 lists specific design principles that apply to entrances, doors, windows, and porches/balconies for all homes.

Figure 3.1 - Design Principles for Architectural Detailing

Feature	Design Principles
Entries	- Entryways shall be well articulated with restrained and understated lines. - Entrances shall be functional and aesthetically pleasing as well as consistent with each residence's architectural features. - Trellised entries or entry parts of a covered front terrace or porch. - Entrances shall not be too ornate, monumental, or imposing.
Doors	- Doors shall be integrated into the form and mass of the structure in a subtle way that reflects the exterior architectural theme. - Exterior doors shall be covered where possible. - Placement of doors/windows shall consider the overall architectural exterior composition.
Windows	- Windows shall not just appear as openings into the house, but as architectural features. - Window placement shall be chosen carefully to maximize natural lighting. - Vinyl windows are required - Stacked window design is required. - Highly reflective glass is prohibited for use in windows, glazed doors, skylights, or other exterior applications. - All metal-clad wood windows and doors, or aluminum and vinyl windows and doors, must be color anodized or prefinished with baked enamel or other finish in an approved color. Each home shall have at least one principal window on all street-facing elevations. The design of the principal window shall include one of the following elements: - a prominent window recessed into the wall plane. - an enhanced sill with corresponding roof element and corbels. - an overhead trellis element that projects forward from the wall plane.
Covered Porches	A porch is a covered space at the front entrance of a home. Front porches can serve as outdoor living rooms, providing interactive fronts that allow informal viewing of bringing focusing eyes on the street, enhancing public safety and security and community engagement. A porch shall be designed as an integral part of the house, incorporating details, eaves, supports, columns and railings that are consistent with the architectural style and design of the residence. Front porches, if installed, shall be a minimum 6' depth and 8' wide. 6' x 8' area does not include the path of travel to front door. Porches shall have a ceiling that uses incorporate the following elements as suitable to the design and location of the dwelling: • Roofing and tiles that match those used in the main roof design. • An optional trellis structure or second-floor balcony or overhang. • Columns used in conjunction with porches. shall convey a sense of strength and support.
Balconies	A balcony is a projecting platform on the exterior wall of a building that is usually enclosed by a railing or balustrade, and that can provide visual relief to the building mass. Balconies shall be designed as an integral element of the building with details, eaves, supports, and railings that are consistent with the architectural style and design of the residence. Balconies may be covered or open; they may be either recessed into the mass of the building or designed as projecting elements. Balconies shall have a minimum depth of 4 feet.

Building Materials and Finishes

The selection of materials and finishes shall be consistent with the building's architectural style and the character of the residence. A mix of naturalistic materials, including but not limited to stone, brick, wood, and stucco, along with additional acceptable materials shall be used to create a varying assortment of quality building design:

- Siding with wood banding and trim,
- board and batten,
- stone/brick veneers,
- smooth to medium texture stucco,
- clay/concrete roof tile (asphalt roofing is not allowed),
- fire-rated shakes/shingles,
- standing seam roof panels (stamped metal shingles are not allowed),
- slate tile, and
- tongue-in-groove and beveled board siding.

While the use of a variety of building materials is required, the application of such materials is critical to the overall appearance of homes. The following techniques shall be used for the application:

- All surface treatments or materials shall be designed to appear as an integral part of the design and not merely applied; all materials shall wrap columns, porches, or balconies in their entirety.
- Abrupt changes of material shall not occur at visible locations. Materials applied to an elevation shall extend along its entire length.
- Selected finish materials shall be used and applied appropriately, and shall be durable and of high quality.
- Building materials and colors shall be complementary, promoting a more harmonious appearance and style. Frequent changes in materials shall be avoided.
- Use of stone and other masonry materials, particularly for accents, creates a more solid and permanent appearance for the building facade and community.
- The primary building material shall be expressed around all sides of the building. The public-facing facade shall allow for additional material and details.
- High-quality, durable, and low-maintenance materials that project a sense of permanence shall be used.



A mix of naturalistic materials, including wood, stucco, brick, and stone shall be used to create a varying assortment of quality building design.

- Accent materials shall be used to add interest and variety to the building design.
- Materials may include but are not limited to brick, tile, stone, wood, cement board siding, foam accents (covered with stucco) and stucco. Use of T-111 siding, “stucco stone,” and plastic/ fiberglass materials that may fade or weather are prohibited.

Colors

The color palette selected for a given residence shall complement the palettes used for other homes in the community. Color palettes shall be as follows:

- Single-family home villages shall have a minimum of three color palettes per model.
- Each model color palette shall contain a minimum of three colors, not including the roof color.
- Masonry may be substituted for one of the three required colors on styles that allow it.
- All primary field colors on each product shall be discernibly different from each other.
- No more than one-third of the selected schemes shall use the same fascia color.
- Each scheme shall have a different accent color.
- Fascia and trim colors is allowed to be the same within a scheme.
- No two homes with the same color palette scheme shall be located adjacent to one another.

Building Orientation

Building orientation and site design are important parts of home product type selection on a particular lot and village. The following are requirements for home orientation:

- Homes shall be oriented toward the street, with entry areas and major indoor activity spaces facing the street.
- Large expanses of blank walls, garage doors, and utilities along the front areas of buildings and lots are prohibited.
- Building facades shall be designed to provide visual surveillance of the public streets, public spaces, sidewalks, and open-space areas from inside the buildings to promote safety and security of the public realm with “eyes on the street.”
- Windows, especially those facing south and west, shall be designed to reduce energy losses while maintaining the architectural integrity and quality of the building design.

Building facades facing streets and walkways shall be designed with entries, porches, and other architectural elements that create a more human-scale environment and provide transitions from open space to private lots by:

- Use of functional front porches or front stoops.
- Clearly defined site and building entries that are in scale with the building and oriented directly to the street frontage.
- Front doors for each unit that are clearly identifiable from the adjacent street, with the use of distinctive architectural elements and materials to denote the permanence of the entry.
- A residence's address must be permanently lit and shall be hard-wired so it cannot be turned off by the resident. Lighted address markers are required at the front of all residences in each village.



Lighted address marker.

- Housing facades on corner lots shall provide architectural features that emphasize street presence on both streets.

Presentation at Corners

The relationship of buildings to one another and the street is especially important at corner lots that must address both streets. Corner lots are typically wider to accommodate the side yard setback along the adjacent street and allow for side porches. Traditionally, homes on corner lots are slightly larger than the average house on the block and have one- and two-story articulation on both the front and side facing the corner street.

Other considerations for corner lots include:

- Corner lots provide opportunities for larger building heights and forms to create a visual anchor at intersections.
- Building length shall be maximized along the side yard to minimize fencing. Side yard fencing on corner lots shall not exceed 75% of the lot depth along the side street and shall at minimum not encroach in the front yard public utility easement.
- Wood or view fences may be installed inside the side yard public utility easement with approval by the City.

Active and Passive Sides

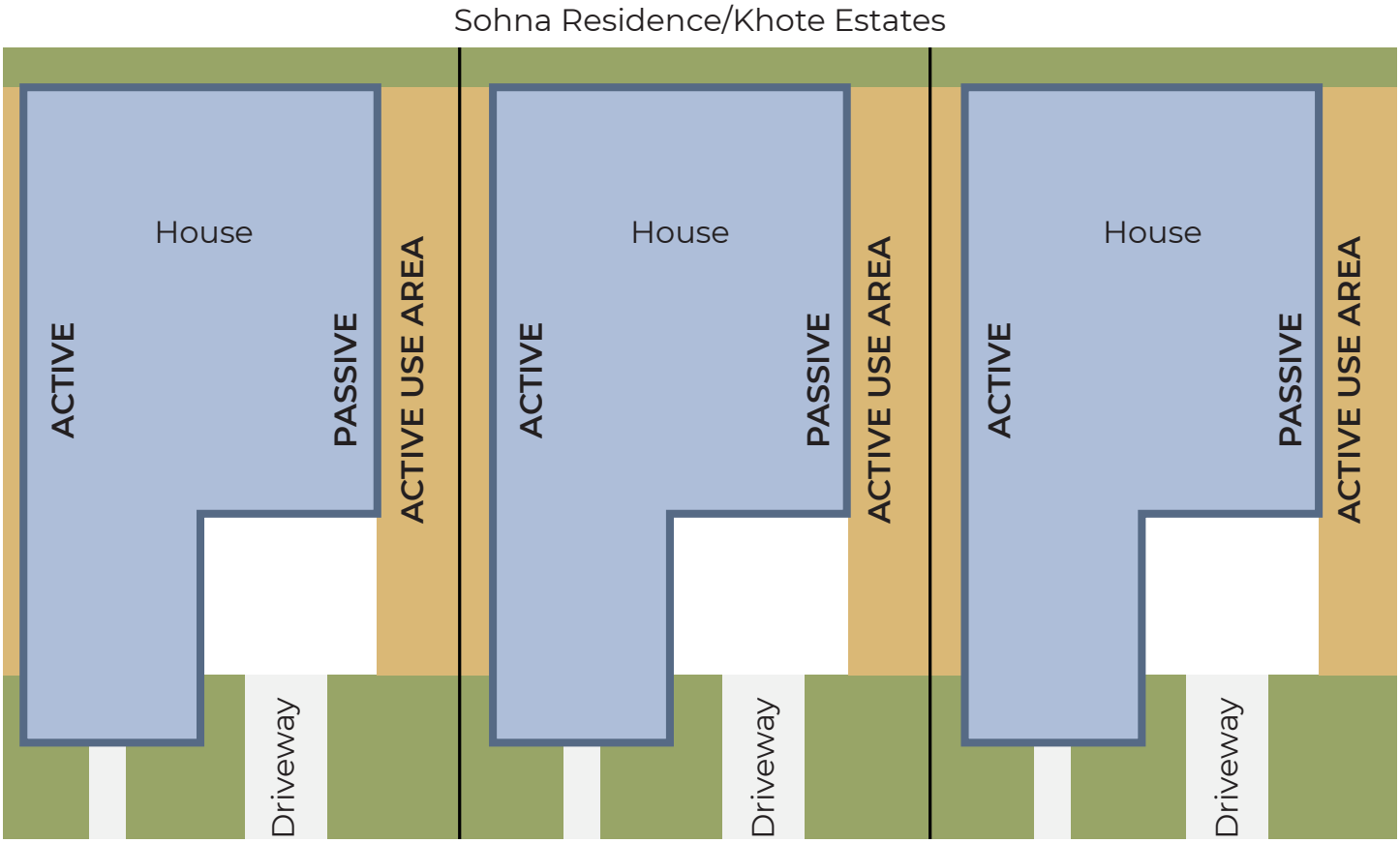
Side yards offer a unique opportunity for private outdoor space that can be easily overlooked when not planned thoughtfully. To promote utilization of these spaces, it is effective to designate active and passive sides to each home. The active side provides visual and physical access to the combined yard and is identified as having more and larger windows and the most usable outdoor space. The passive side of the house has fewer, smaller, and often higher windows to promote privacy for the adjacent neighbor's active side. This creates a functional relationship between homes and helps create an enhanced living environment. The combined setbacks provide a single, larger side yard for each home. Active and passive sides must be adjacent to each other to ensure privacy for the active side.

Reciprocal use easements are an acceptable method of promoting active and passive sides, whereby a home utilizes both its own side yard and the side yard of its neighbor to create a large usable side yard space. See Figure 3.2.

Four-Sided Architecture and Enhanced Lots

The continuation of style-specific architectural elements from the front facade around to the side and rear elevations creates an authentic architectural statement. This includes interior lots. The primary living areas of the home shall visually dominate the street scene. House design shall place

Figure 3.2 - Active / Passive Use Area

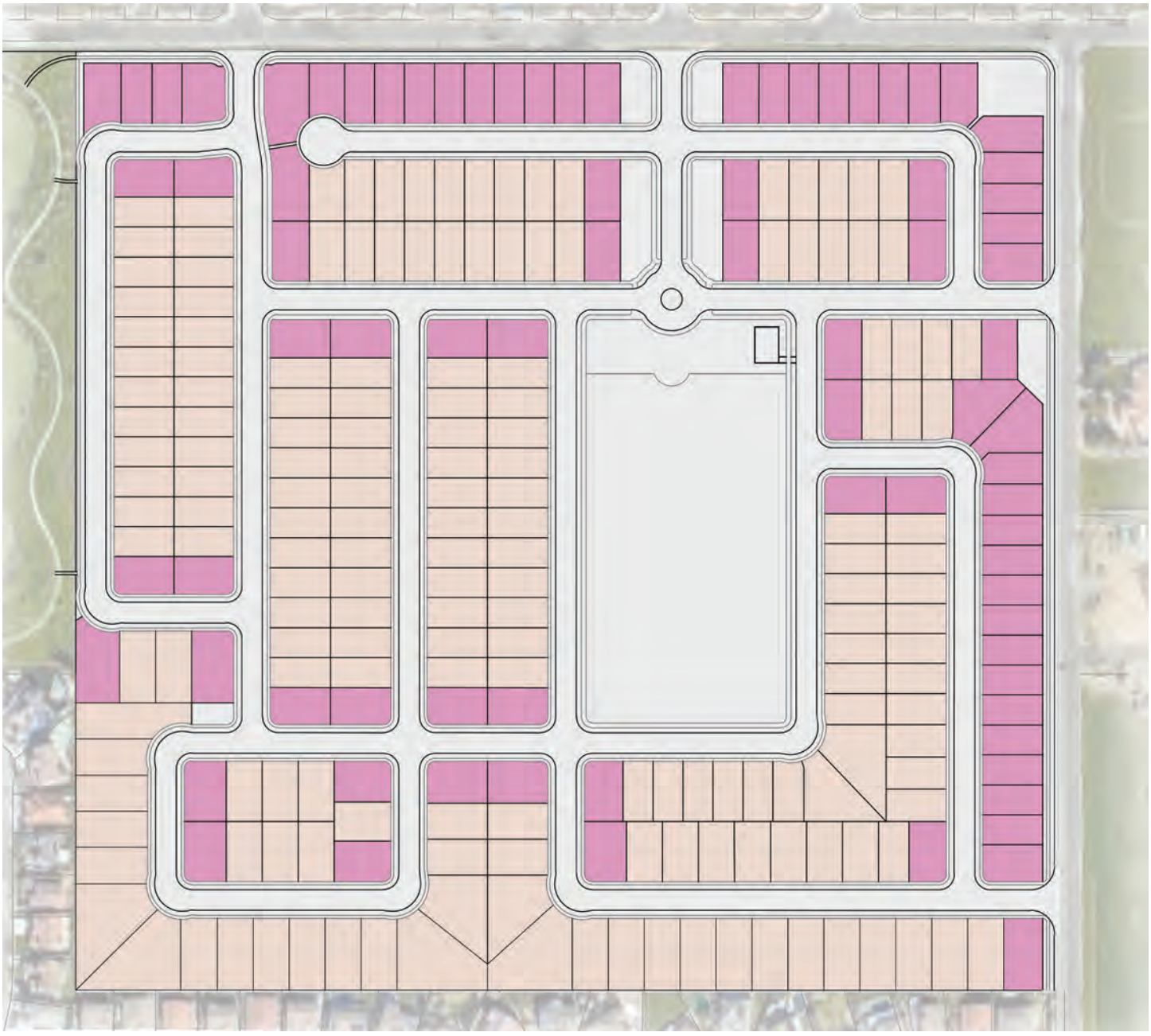


entries, windows, front porches, covered terraces, and primary living areas (which may include living rooms, dens, dining areas, and family rooms) directly facing the street on all residential elevations.

Blank, unadorned building faces are never permitted. A certain minimum amount of detail is required to reflect a unified architectural treatment. It is recognized, however, that there are situations where a building face is virtually hidden and adding additional architectural elements is unproductive (e.g. zero lot line conditions, reduced side yard setbacks, etc.). The approach shall be a hierarchy of treatment based on location, function, and level of pedestrian interaction. The level of design along this side or rear façade, while perhaps not as intense as the front façade shall continue the architectural style of the residence and use the same quality of materials.

Figure 3.3 - Enhanced Lot Map identifies enhanced lot situations within Brar Farms. Home sites that are highly visible warrant special attention to any visible building faces to present an authentic and cohesive appearance. All enhanced lots identified on the Enhanced Lot Map must employ at least two additional enhancements, including, but not limited to: additional windows; upgraded window and door trims and surrounds; extended roof overhangs; enhanced exterior wall treatments; enhanced porch treatments, such as wider posts or wider porches, additional facade and trim elements; upgraded lighting; and upgraded garage doors. Lots that back onto Marshall Road and Otis Avenue referenced on the Enhanced Lots Map are only required to have enhancements on the sides or backside visable to Marshall Road and Otis Avenue and the sides at visable Residential Collectors.

Figure 3.3 - Enhanced Lots Map



Building Setbacks

Residential building setbacks are a key element in defining private residential space and the public realm along streets. Setback lines shall adhere to the minimum requirements as provided for houses in each village. Building setbacks along residential streets shall vary to create visual interest and a changing street scene. (See the Residential Development Standards section later in this chapter for more information.)

Roof Form

Roof articulation in the form of proper roof pitches and forms plays a significant role in the authenticity and diversity of the streetscape and creates an aesthetically pleasing skyline. An array of roof forms, ridge heights,



Features such as trellises can add character and variety to roof lines.

massing, and overhangs will create a sense of individuality and rhythm while maintaining a continuity of views along the street edge. Possible variation within this character will include varied roof pitches, covered porches/verandas, and shed/gable dormers. Where consistent with the architectural style of the home, the roof form shall be articulated through the use of dormers, bays, porch roofs, clerestories, cross gables, and hips to avoid a monolithic appearance.
The following are general roof standards:

- Home plans shall have a different roof form from their direct neighbor including the style of gable and roof pitch.
- Horizontal and vertical articulation is required on all homes, as appropriate to each architectural style, and can be achieved through differing roof forms, combinations of one and two story elements, architectural projections, porches, etc.
- Front porch rooflines, when appropriate to the building style, must have a minimum depth of six (6) feet.
- Roof slopes shall vary with respect to the architectural style of the house. Typical roof slopes range from 4:12 to 8:12.
- The height of ridgelines and fascias shall be designed to be appropriate to the architectural style of the building.

Garages and Orientation

Reducing garage dominance on the streetscape and bringing living space closer to the street creates street scenes that are inviting and safe. Using design techniques that enhance a home's architectural style and locating the garage in a less visible position promotes a more pedestrian-oriented community.

A variety of garage configurations, placements and orientations is required to minimize the visual dominance of cars and garage doors along the street.

The various garage configurations allowed with the Brar Farms community are noted in this section. Builder shall choose from the various garage orientations from this list.

- Turn-in Garages – Turn-in garages provide access from the front street with the driveway turning into the garage entering perpendicular to the street.



Turn-in garage orientation.

- Split Garages – Split garages are separated by a living space or entry area. This orientation lessens the impact of the multiple garage doors on the street scene and reinforces the architecture of the living space or entry areas.



Split garage orientation.

- Offset Garages – Offset garages have garage doors that are set back from one another to create depth and shadow, thus adding articulation and interest to the front facade of the dwelling.



Offset garage orientation.

- Forward/Flush Garage – Forward/ Flush garages are placed in the forefront of a house, whereas flush garages are aligned with the front line of the building. Extra attention and treatments shall be applied when using this configuration. A decorative garden fence, low wall with gates, trellis, porte-cochere, or additional landscaping shall be used.



Foward/flush garage orientation.

All front-facing garages shall be offset from the primary structure, either recessed a minimum of 12 inches or having a pop-out of at least 12 inches projecting forward of the garage door primary structure. Only 20% of all houses in a given village shall have forward/flush garages. The remaining houses must be recessed a minimum of 3 feet from the primary building face, outdoor living space, or porch.

Based on various garage configurations the following standards for garage placement may be applied:

- Garage doors shall be articulated with windows, paneling, or other high quality detailing and design elements that complement the building architecture.
- Garage doors shall be recessed a minimum of one foot from the door frame.
- Garages may be placed at the rear of the lot with access from side streets or a side yard driveway (only applicable in certain villages).
- The second story may be cantilevered over the garage. The second story shall be set back a minimum of one foot beyond the garage face. Only 20% of all houses in a given village shall have a second story building face within one foot of the garage. The remaining houses must be recessed a minimum of 5 feet from the primary garage face.

- The appearance of three or more garage doors facing the street shall be minimized and in no case shall exceed 60% of the building width.
- When more than two garage doors are included within a house design, architectural interest shall be enhanced by providing offsets or shifting the orientation of the garage so that one or more garage doors do not face the street.
- Garages accommodating more than two cars are allowable only in a split, turn in configuration, Three car front-loaded garages directly in a row are not allowed.
- The appearance and prominence of the garage doors in the building facade shall be minimized, particularly when facing the public streets and open spaces. A variety of garage placements shall be created within a residential project to de-emphasize the automobile and avoid domination of the streetscape by garage doors.
- Driveways must be a minimum of 18 feet deep (measured to the face of the garage door to back of sidewalk).

Guest Parking

One guest parking space is required for every 10 residential lots across the entire Brar Farms community per City requirements. Guest parking is provided as on-street parking within Residential Local Streets. See Chapter 5 for additional information regarding on-street parking requirements.

Outdoor Spaces

All homes must integrate at least one usable outdoor living space – a covered porch, balcony, deck, mirador, courtyard, side yard, space for backyard, patio, or loggia - into their design.

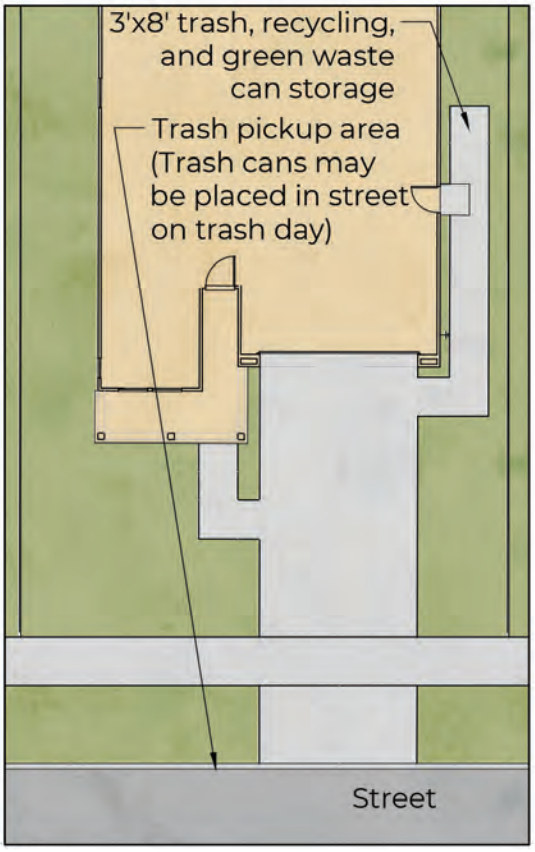
Energy Efficiency

- Residential developments are required to follow the energy performance standards set by Title 24 of the the State Energy Standards Model. Other standards that shall be referred to are the California Energy Star New Homes Program (CESNHP), and the California Home Energy Efficiency Rating System (CHEERS).
- Home designs shall use passive solar heating and cooling concepts in their designs, such as using patio slabs and flooring materials along with building orientation to help reduce heating and cooling loads.
- Use of natural ventilation shall be used in home design, with operable windows located on adjacent or opposing walls to allow fresh air into the living spaces.
- Residential designs shall include installation of energy-efficient windows (for example, Low E Vinyl, Argon Glass Filled Low E, Low E Wood Frame); roofs (solar roofs, green roofs, cool roof systems); insulation; and heating, ventilation and air conditioning (HVAC) systems.
- Energy-efficient home appliances such as Energy Star kitchen appliances, LED lighting, and low-flow water fixtures shall be considered early in the design to reduce electric loads.

Utilities and Accessories

- Special measures shall be adopted to ensure that mechanical equipment does not detract from the architecture of the residence nor the quality of the public realm.
- Mechanical equipment, including heaters and air conditioners, shall not be located within front yards. It shall only be located on interior side, street side yards, or backyards behind fences

Figure 3.4 - Trash and Recycling Locations



and the equipment shall be screened and/or landscaped in compliance with all applicable noise standards and ordinances.

- Mechanical equipment is not counted in lot coverage computations.
- Mechanical equipment such as air conditioners, evaporative coolers, and television and radio antennas shall not be mounted on the roof.
- Mechanical devices such as exhaust fans, vents, and pipes shall be painted to match adjacent roof surfaces.
- Trash, recycling, and green waste can areas shall be accessible from the side yards and/or garages away from public view. See Figure 3.4.
- Trash can may be placed in the street on pickup day within Sohna Residences and Khote Estates. See Figure 3.4.

Utility Boxes

The placement and installation of utility boxes, transformers and similar appurtenances shall be coordinated with utility companies to identify unobtrusive locations and avoid potential conflicts with other uses. Wherever feasible, utility boxes shall be screened to minimize visual impacts.

Mailboxes

The use of standard cluster style USPS approved post-mounted mailboxes is required in all villages. Average cluster of boxes shall be 8 to 16 homes on a block. Mailboxes shall not be mounted in the path of travel of any sidewalk, path or walkway. Color: Grey (all villages must have the same color mailboxes). Consolidation of mailboxes reduces the number of mailboxes along the street, provides additional security to mail and packages, and provides an opportunity to encourage social interaction between neighbors.

Residential Development Standards

Should particular elements in this section conflict with standards or regulations in the Zoning Code, these design standards shall prevail. Conversely, any particular element or provision not specifically covered in this section shall be subject to the provisions of the Zoning Code.

Residential One Family – (R-1-A – 6 gross du/ac maximum)

Brar Farms has a total of 259 residential lots. This total quantity of residential lots is consistent with density allowed within the City zoning code category of R-1-A Residential One Family, low density residential designation. This community will be characterized by standard well-designed single-family homes on lot

sizes ranging between 5,000 to 7,200 square feet (sq. ft.) (larger sizes for pie-shaped lots). These different lot sizes create affordability by design. A diversity of styles is acceptable in this density range, provided that exceptional quality is reflected in their design and detailing.

Single Family Development Standards Footnotes

1. Minimum usable outdoor space for Khote Estates and Sohna Residences must include a minimum of 120 square feet. Example: a 12’ x 12’ patio area is provided at the rear of a residence and the residence also includes a front porch of 8’ x 12’. (12x12=144, 8x12=96. 144+96=240.) 240 square feet exceeds the minimum required 120 square feet and therefore would comply with the requirement. Minimum depth dimension for balconies is 4' and porches is 6’.
2. Interior side setback dimension is also applicable when the side-yard is adjacent to any open space land use.
3. Fireplaces may encroach up to 2’ into a 4’ or greater side yard setback.

Figure 3.5 - Sohna Residences Residential Design Standards

Lot Requirements	
Lot Size	5,000 sq. ft. min.
Lot Width	50 ft. min. (lots directly adjacent to open space landscape lots may be treated as 50' wide interior.
Corner Lot Width	60 ft. min.
Lot Depth	100 ft. min.
Residential Structure Lot Coverage	50% max.
Minimum Lot Depth to Width Ratio	N/A
Setback Requirements (House Footprint)	
Front Yard Area	
Living Area	20 ft. min.
Open Front Porch	15 ft. min.
Side Yard Area	
Interior Side Yard	5 ft. min.
Corner Side Yard	15 ft. min.
Rear Yard Area	
Living Area	10 ft. min.
Maximum Building Height	
Max. Building Height	30 ft.

Outdoor Living Area	
Dimension	4 - 8 ft. width min. depending on element
Total Size Across Lot	120 sq. ft. min.
Parking	
Off-Street	Minimum 2 enclosed spaces per primary unit.
On-Street	Permitted in Residential Local street right-of-way

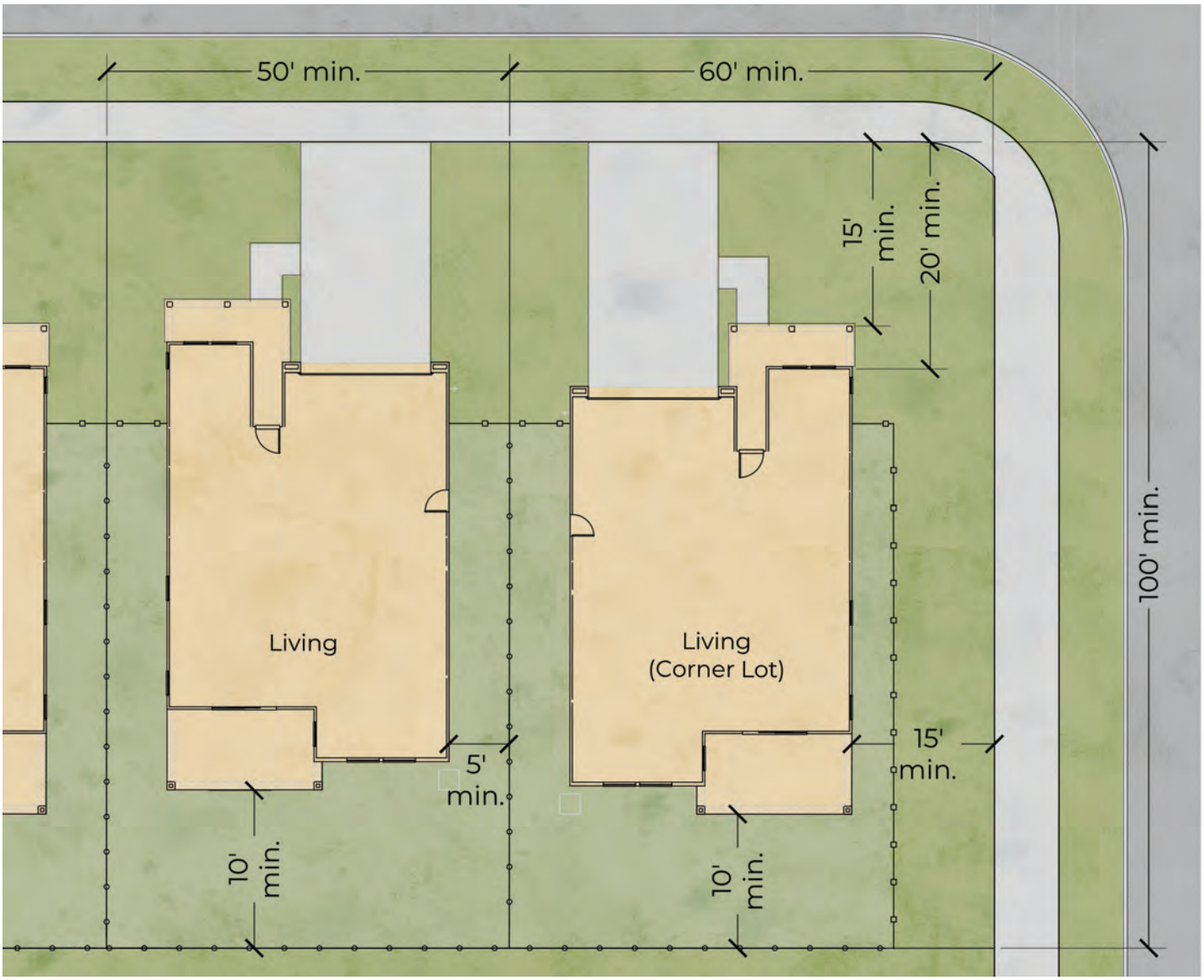

50' min.
60' min.
15' min.
20' min.
100' min.
Living
Living
(Corner Lot)
5' min.
15' min.
10' min.
10' min.

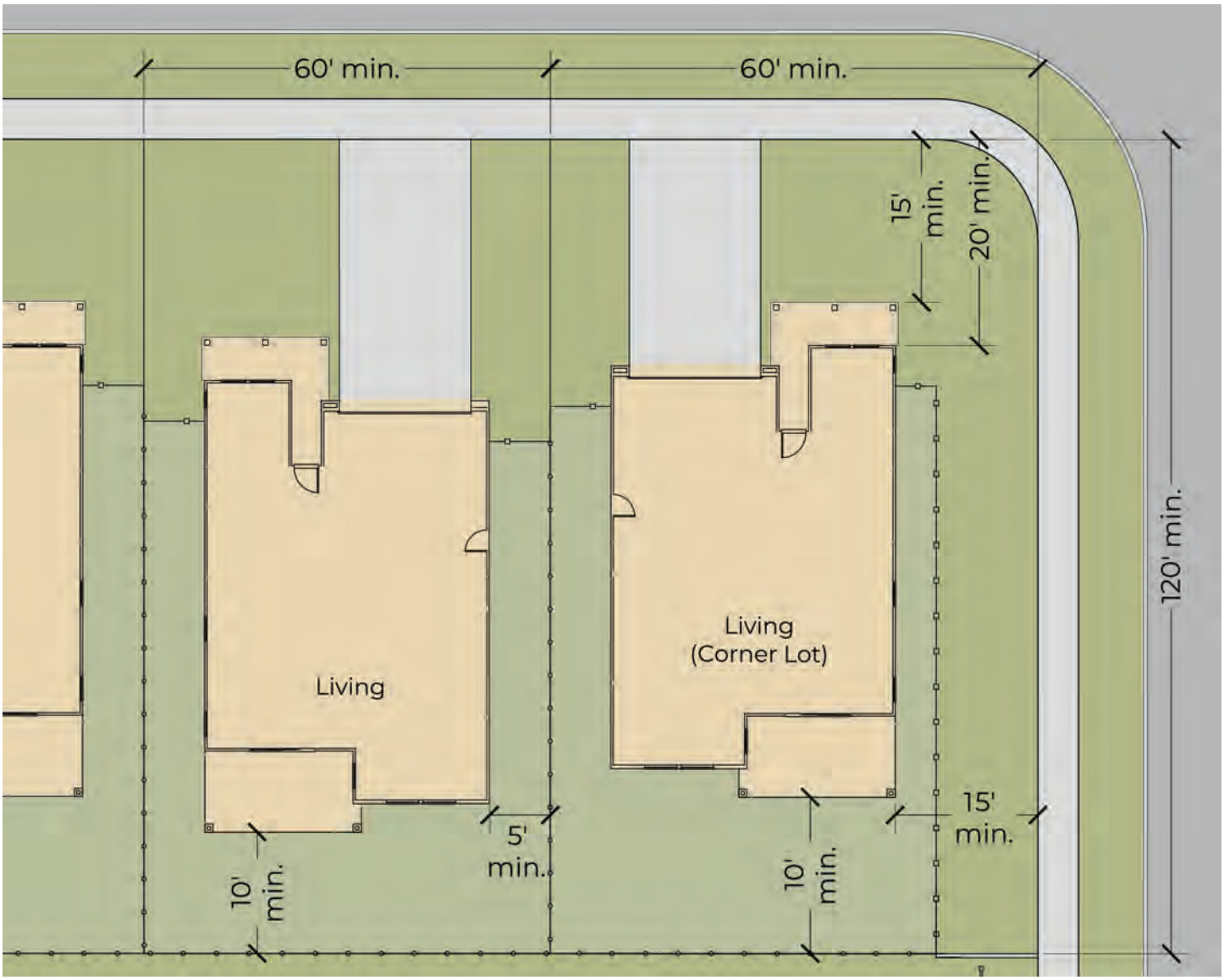




Figure 3.6 - Khote Estates Residential Design Standards

Lot Requirements	
Lot Size	7,000 sq. ft. min.
Lot Width	60 ft. min.
Corner Lot Width	60 ft. min.
Lot Depth	120 ft. min.
Residential Structure Lot Coverage	50% max.
Minimum Lot Depth to Width Ratio	N/A
Setback Requirements (House Footprint)	
Front Yard Area	
Living Area	20 ft. min.
Open Front Porch	15 ft. min.
Side Yard Area	
Interior Side Yard	5 ft. min.
Corner Side Yard	15 ft. min.
Rear Yard Area	
Living Area	10 ft. min.
Maximum Building Height	
Max. Building Height	20 ft.

Outdoor Living Area	
Dimension	4 - 8 ft. width min. depending on element
Total Size Across Lot	120 sq. ft. min.
Parking	
Off-Street	Minimum 2 enclosed spaces per primary unit.
On-Street	Permitted in Residential Local street right-of-way


60' min.
60' min.
15' min.
20' min.
120' min.
Living
Living
(Corner Lot)
10' min.
5' min.
10' min.
15' min.







4 OPEN SPACE & BASINS

Overview

Open spaces create unique places, pedestrian connections, recreational activities, community amenities, and stormwater management for the community. These areas include parklets, the Central Park, landscape lots, and the community recreation basin. All open space elements shall be privately maintained except the community recreation basin.

The combination of these elements provides various open spaces and pedestrian routes create a community that is compact in scale and easily walkable. Additionally, within the community recreation basin, a design emphasis has been placed on the idea of a usable community space that fluctuates throughout the year. This includes a seasonal grass area and community amphitheater which provides additional amenities to the community. These open space areas are integral components of the community and add tremendous value. Together these elements bring to life the compelling vision that Brar Farms aims for.

This chapter addresses the design of all open space areas as well as front yard landscape design, entry monuments, walls, fences, and community amenities such as benches, picnic tables, and lighting. The information contained in this chapter supplements and does not supersede any planting and irrigation requirements set forth in the City of West Sacramento Landscape Development Guidelines. For additional planting design information, see Chapter 6.

Figure 4.1 - Open Space and Community Recreation Basin Plan



Open Space and Community Recreation Basin Plan

The Open Space and Community Recreation Basin plan in Figure 4.1 illustrates the approximate location of all open space areas are located within Brar Farms. The open space areas referenced on the plan include:

- The Central Park
- Parklet
- Landscape lots
- Community recreation basin
- Path connections to existing Bridgeway Lakes basin

All of these open space features will include passive recreational opportunities and will be open to public access where appropriate. The open spaces will actively interact with adjoining developments, affording views and multiple access points. Open space nodes will serve to connect paths and open spaces within villages and will include numerous community recreation activities and amenities.

The HOA will hire an independent property maintenance company to remove trash and recycling from open space areas. These companies will take collected refuse and recycling directly to an appropriate off-site location.

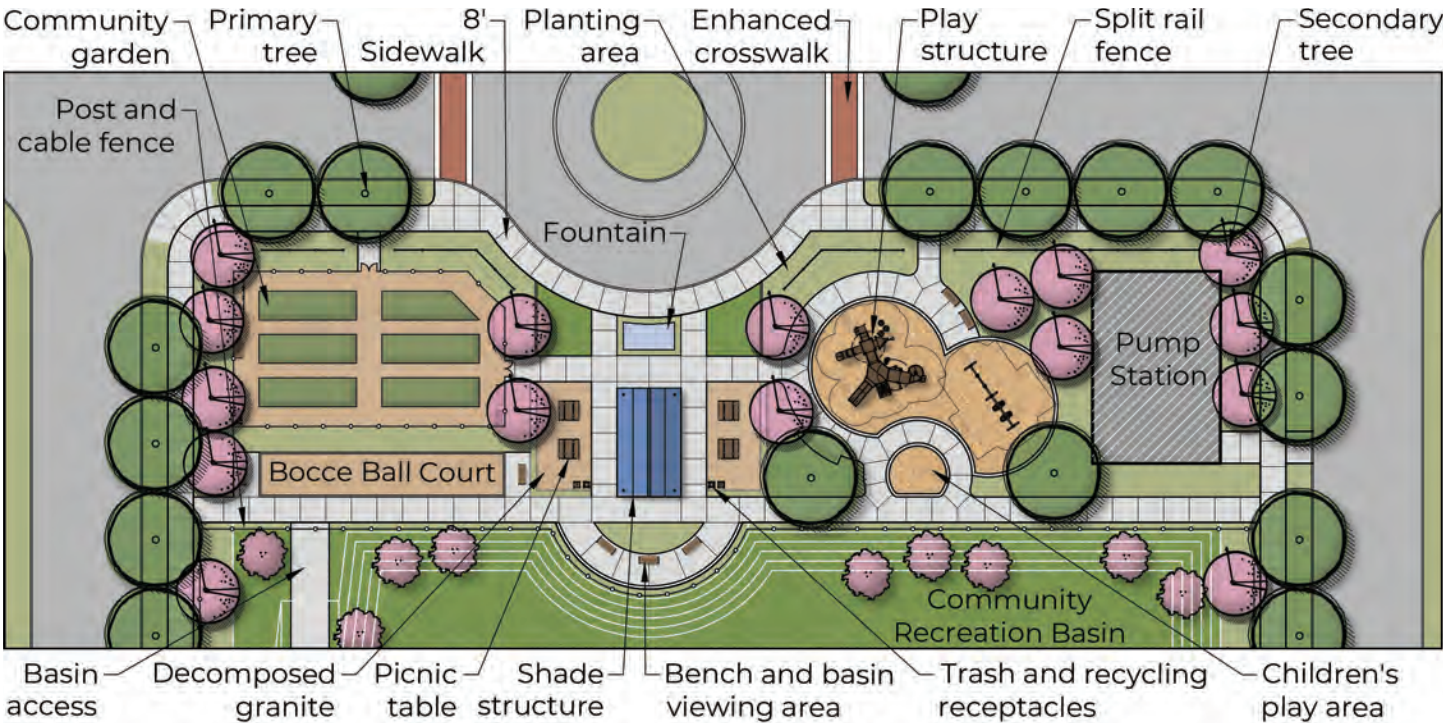
Aerial perspective of the Brar Farms Central Park and Community Recreation Basin



Open Space and Community Recreation Basin General Standards

- Plantings in the parklet, the Central Park, and landscape lots shall include shade trees, informal plantings, turf, groundcover, and evergreen shrub massings along property lines and shall be consistent with the City of West Sacramento Landscape Development Guidelines unless otherwise stated herein.
- Secondary or accent trees located within all open space areas shall occur in informal groupings of trees of the same species, planted between the sidewalk and adjacent residential lot. Mixed massings of flowering trees and evergreen species is required.
- Secondary or accent trees shall be a combination of deciduous and evergreen trees for purposes of screening and creating seasonal change. A minimum of 20% of the primary tree, and secondary or accent trees across all open space areas of the site shall be evergreen species.

Figure 4.2 - The Central Park



- Landscape grading and slopes shall not exceed 5:1 for turf areas and 4:1 for planting areas (except at the community recreation basin). If landscape grading or slopes exceed these ratios, a split face keystone retaining wall shall be required (or alternative wall design). All retaining walls shall be reviewed and approved by the City. Slopes up to 3:1 are permitted within the community recreation basin side slopes provided they are in compliance with City design requirements for the basin.
- Grading shall be designed to emphasize creation of safe, usable areas with transitions to open space that appear natural and harmonious with the surrounding terrain.

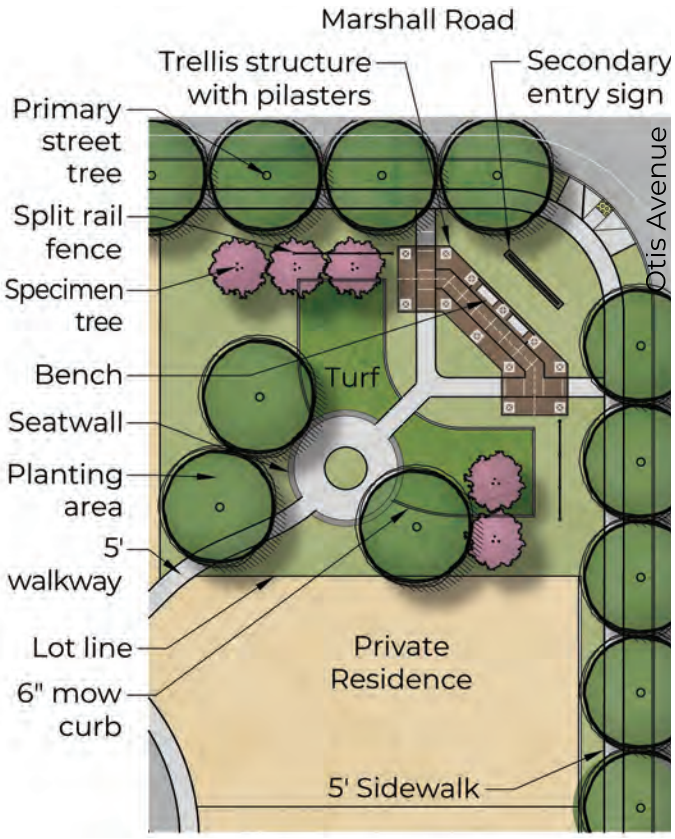
The Central Park

The focal point of Brar Farms is Main Avenue and the Central Park. These two elements create a sense of place unique to this community.

The Central Park is designed to be a large and distinct green space and amenity that residents can enjoy. The entrance to the Central Park provides a wide walkway with a fountain to a large community shade structure capable of hosting social gatherings, farmers markets, or various community events. On one side of the shade structure is the sports court area with additional amenities to be determined by the developer and the community gardens with various amenities, such as planters and compost bins, as determined by the developer. On the other side of the shade structure is a children's play area including creatively designed play equipment.

The park is flanked on all sides by residences with views into the park including the south side which is the community recreation basin. The park is also a hub for pedestrian connections to all villages throughout the community as well as Marshall Road and Otis Avenue. See Figure 4.2 for more information regarding the design and specific site amenities of the Central Park.

Figure 4.3 - Parklet Plan



Parklets

Parklets are a small gathering area and green space created as a public amenity on or alongside a sidewalk. Parklets are also allowed to contain active recreation amenities such as dog parks, small sports courts or children's play areas if applicable. There is one parklet within Brar Farms at the intersection of Marshall Road and Otis Avenue. This parklet shall include, but not limited to, entry monumentation signage and trellis, walkways, benches, turf areas, landscaping plantings, and informal trees massings. See Figure 4.3 for more information regarding the design and typical site amenities within parklets.

Landscape Lots

Landscape lots are dedicated open space lots that contain landscaping and trees, but do not contain elements of a parklet other than benches and walkways.

Landscape lots typically occur next to corner lots throughout the villages, along Main Avenue, and at the community wall.

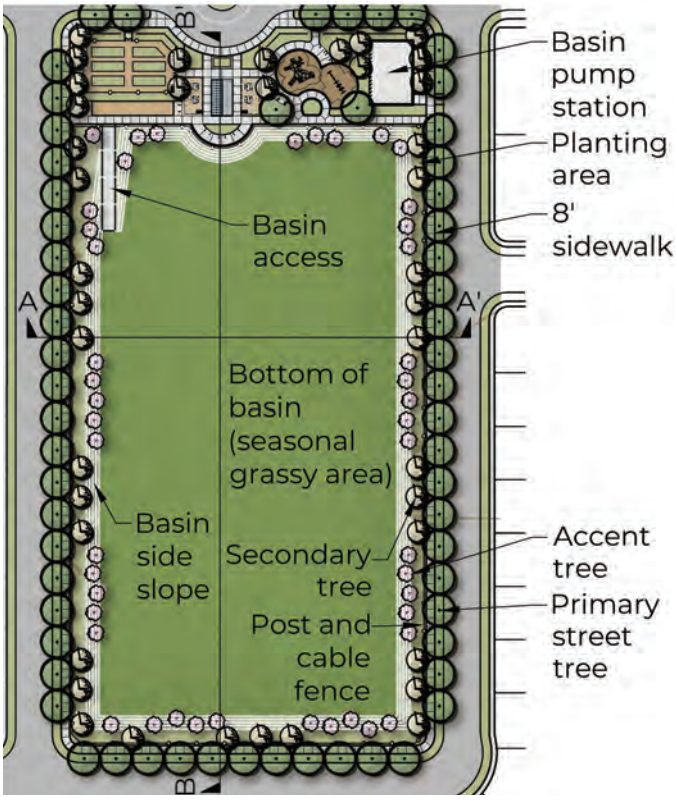
Community Recreation Basin

The community recreation basin is a key piece of open space at Brar Farms, as it not only functions as part of a stormwater management system for the community but provides great opportunities for recreation and social gatherings as well. Its planning and amenities provided make it so that it serves these two purposes equally and effectively. Being four acres, the space is large enough to collect, store, and filter rainwater during the wet seasons and provide usable spaces during the dry seasons.

Planting effectively supports both roles of the basin, as it must be landscaped in a way consistent with its use as a community amenity. For planting on the bottom and side slopes of the detention basin, it is required that the grass selections shall come from the Drainage Basin Plant Palette in Chapter 6. Tree plantings that are suitable to occasional saturation shall be located on the side slopes of the basin in informal groves to reinforce a park-like quality. The planting just outside of the actual basin shall tie into the planting design of the rest of the community. See Chapter 6 for more information. See Figures 4.4 and 4.5 for more information regarding the design and typical site amenities within the community recreation basin.

The Brar Farms master homeowners association will be entirely responsible for all decisions and actions regarding when access into the basin is allowed. A post and cable fence is required around the entire basin and the cable sections may be opened at various times of the year as determined by the homeowners association. The homeowners association will also be entirely responsible for

Figure 4.4 - Basin Plan







Examples of a community recreation basin that also provides recreational opportunities.

Figure 4.5 - Community Recreation Basin Sections

Section A-A' (refer to plan above)



Section B-B' (refer to plan above)



actively monitoring the weather and all other factors to decide when it is unsafe to occupy the basin in the event of weather or any other emergency situations. At minimum, post and cable fencing shall be installed around the entire basin. 6' Tall open view fencing is not currently required around the basin in lieu of post and cable fencing but may be required by the City during the permit process.

The following general standards apply to the basin:

- A minimum 10' wide concrete access drive shall be installed at a maximum slope of 1:20 into the basin for vehicular maintenance access if required by the City as well as accessible pedestrian access into the basin.
- Where ramps, or maintenance roads may be inundated by stormwater drainage, they shall be constructed to withstand erosion. Concrete, rather than asphalt, shall be the primary material.
- A seating and wheelchair pad at the top of the basin (but outside the basin) is required for wheelchair access and viewing of the basin grass area or community events taking place in the basin.

Typical Front Yard and Backyard Landscape Design

Front yard landscaping is an important part of the overall design for the community. Although residential landscaping is not an open space element, the landscape and planting design shall follow the general principles for all landscape areas in this manual.

Khote Estates and Sohna Residences will have homeowner maintained front yards. The overall front yard design shall match the landscape design for the community.

Figure 4.6 shows the front yard landscaping for Khote Estates and Sohna Residences. The landscape design for each of the plans is conceptual. Designers shall modify the landscape design for each residential lot as applicable to address the specific architectural design parameters of each residence while keeping the overall design and theme of the landscape design intact.

Entry Monuments, Walls, and Fences

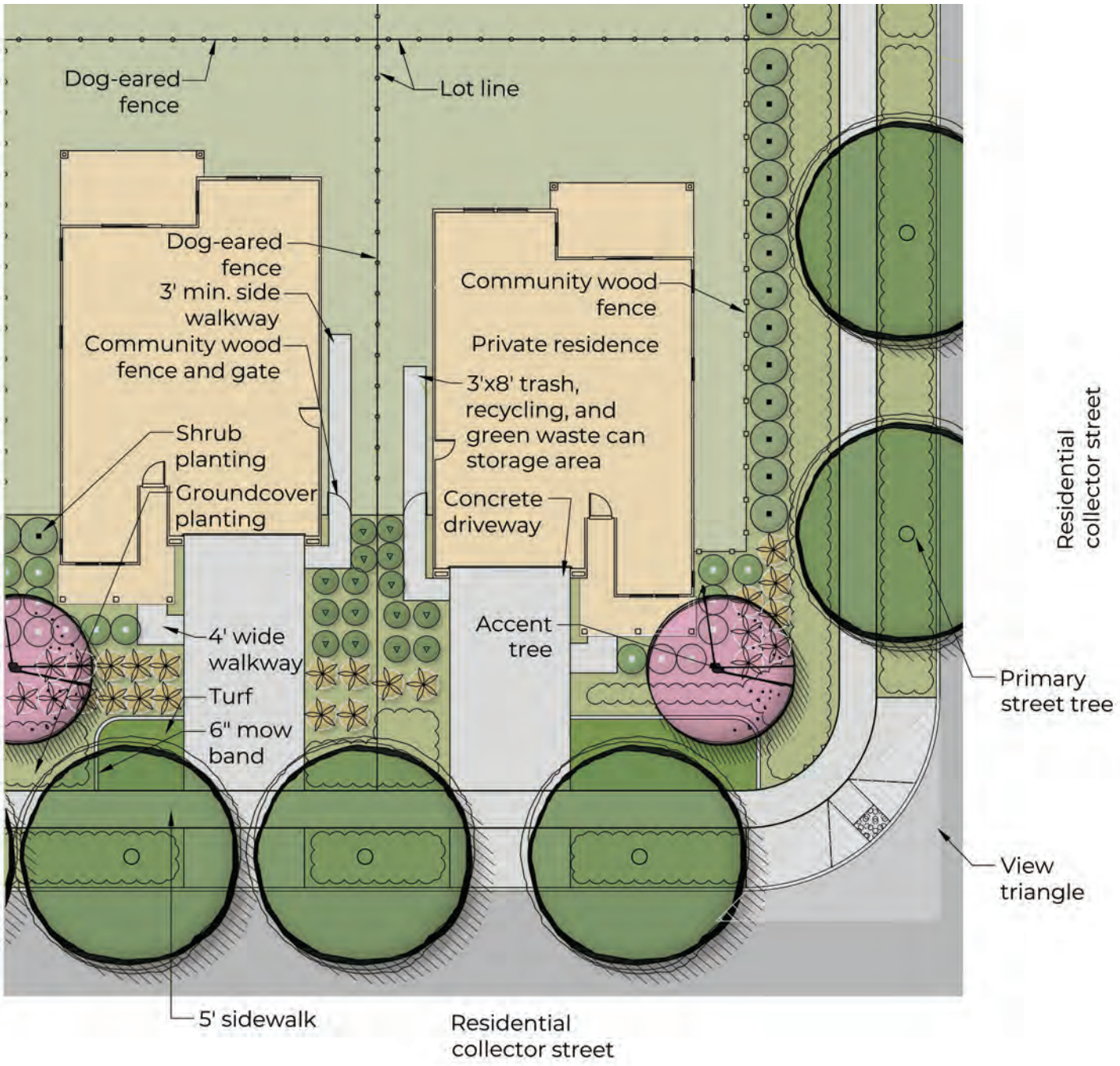
Entry monuments, walls, pilasters, and fences provide a sense of arrival and establish an identity for Brar Farms. The overall community design is created and reinforced through repetition of common elements, thematic materials, sizes, textures, and colors. Materials include a mix of stone, concrete, metal, and wood that are blended together to create a seamless transition between land uses. The design of these elements and their hierarchy of scales when combined will invoke an elegant farmhouse theme throughout the community. See Figures 4.7 through 4.11.

Entry Monuments, Walls, Lighting, and Fencing General Standards

- All entry monuments and wall mounted sign lettering and logos shall be illuminated with vandal-proof, ground-mounted uplight fixtures. Alternatively, signs may be illuminated with box or back lighting.
- Signature specimen trees located near the Main Avenue entry monument, the roundabout, and within the Central Park shall be illuminated with vandal-proof, ground-mounted uplight fixtures.
- Open view fencing and pilasters are not required where a residential lot is

Figure 4.6 - Front Yard Typical Landscape Plans

Khote Estates and Sohna Residences



adjacent to a standard landscape lot. A community wood fence is acceptable in these locations.

- Open view fencing does not need to enclose the basin unless required by the City during the permitting process. If open view fencing is required, there shall be open view fencing around the entire perimeter of the basin. Locking vehicular and pedestrian gates shall be installed to provide pedestrian and maintenance access into the basin when applicable.
- Chain-link fencing is prohibited within Brar Farms.
- All community wood fencing shall be painted or stained in a neutral tan or brown color that blends with the

surrounding landscape. Dog-eared fencing does not require paint or stain.

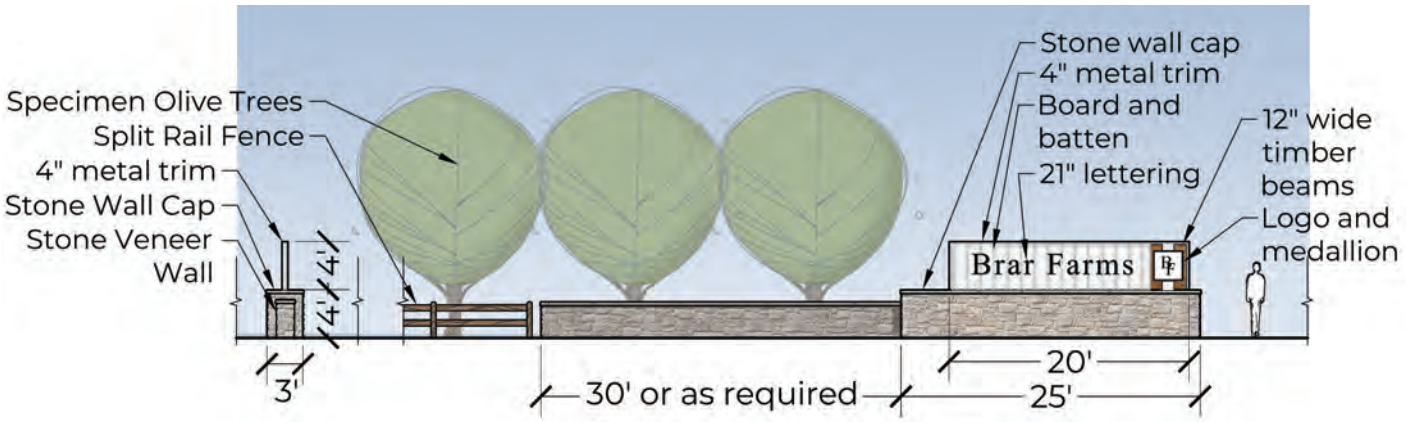
- All wood fencing primary boards, rails, and trim shall be constructed from cedar or redwood. Posts shall be constructed from cedar, redwood, pressure treated lumber, or metal posts wrapped in wood cladding.
- Tubular steel open space view fencing shall be black in color.
- Private residential owners are prohibited from constructing fences or other structures on open space land uses.
- Decorative seatwalls shall not be standalone objects but shall be integrated into and accentuate their surroundings.
- Seatwalls and retaining walls shall be designed with a maximum height of 3 feet. Where more grade retention is necessary, terracing or similar options shall be considered.
- Community walls shall be designed with a minimum height of 6 feet. When changes in elevation occur, the wall shall be stepped in equal, vertical intervals that do not exceed 8 inches.
- The community wall block shall be 8" x 8" x 16" Combed Concrete Masonry Unit (CMU) on the residential side and split face CMUs on the Marshall Road and Otis Avenue sides except at the sign wall. Wall blocks shall be smooth on the street side at the sign wall to accommodate the sign. Cap size and color as well as color of block to match existing Bridgeway Lakes wall and cap on Otis Avenue south of Brar Farms. Community walls shall be constructed using "Proto II" wall system.
- The community wall shall be installed directly adjacent to the existing Bridgeway Lakes pilaster on Otis Avenue at the southern end of the site.
- The entry monuments, community pilaster, seatwall, low pilaster and other related elements caps shall be per the color and texture shown in the elevations of Figure 4.7 - 4.9, 4.12, 4.13, and 4.19.
- The stone veneer for all entry monuments, all pilasters, and all stone veneer seatwalls and related open space community items requiring stone veneer shall be a manufactured stone by manufacturer Creative Mines. Type: Craft Timeless Masonry Veneer. Style: Craft Farmhouse Ledge. Color: Bison. Grout color to match veneer color. Stone must be adhered to CMU with a polymer modified adhered veneer mortar (PMAVM). The protrusion of the stone veneer shall be flush with the bottom width of the pilaster cap or wall cap. All stone veneer shall receive two coats of El Dorado Stone Craftshield Manufactured Stone Veneer Protective Product.

Entry Monuments

Entry monuments highlight and strengthen the overall community design theme within the community with consistent materials, distinctive signage, and iconic logos. These are the first elements of the community that residents and visitors see and emphasize the feel and theme of the community. Entry monuments include primary monuments, secondary monuments, and wall mounted monument signage. These monumentation elements are developed at differing scales in relation to their specific location and purpose. See Figures 4.7 and 4.10 for additional information and Figure 4.11 for specific locations within the community.
The specific stone, concrete cap, panels, metal lettering & logos, as well as other metal accents shall be consistent and repeated throughout all entry monuments. Entry monument locations

Figure 4.7 - Entry Monument Sections (see continued on next page)

Primary Monument Section



Secondary Monument Section

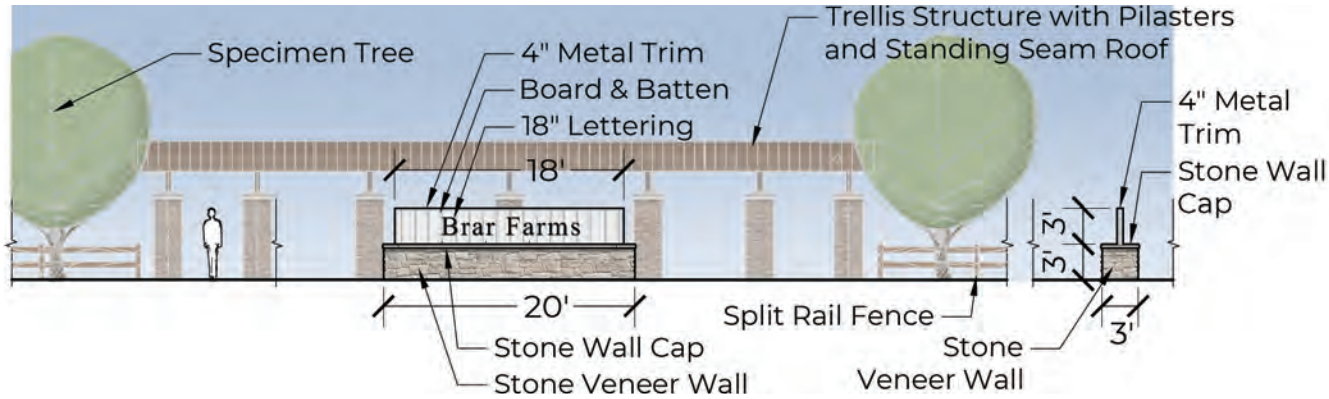


Figure 4.8 - Community Wall-Mounted Sign Section

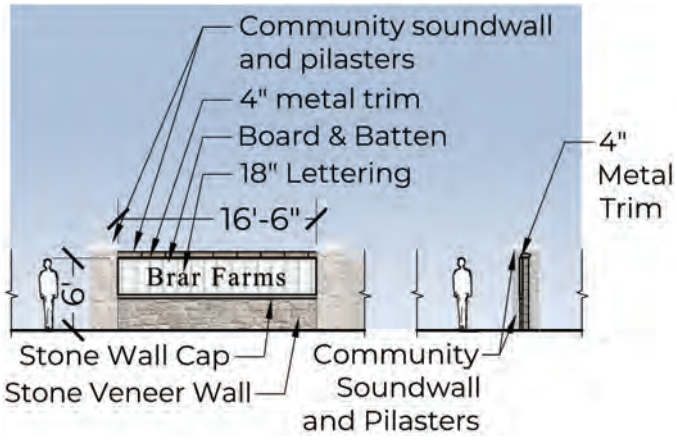


Figure 4.9 - Logo Design



Figure 4.10 - Entry Monument Sections (continued)

Primary Monument Plan



Secondary Monument Plan

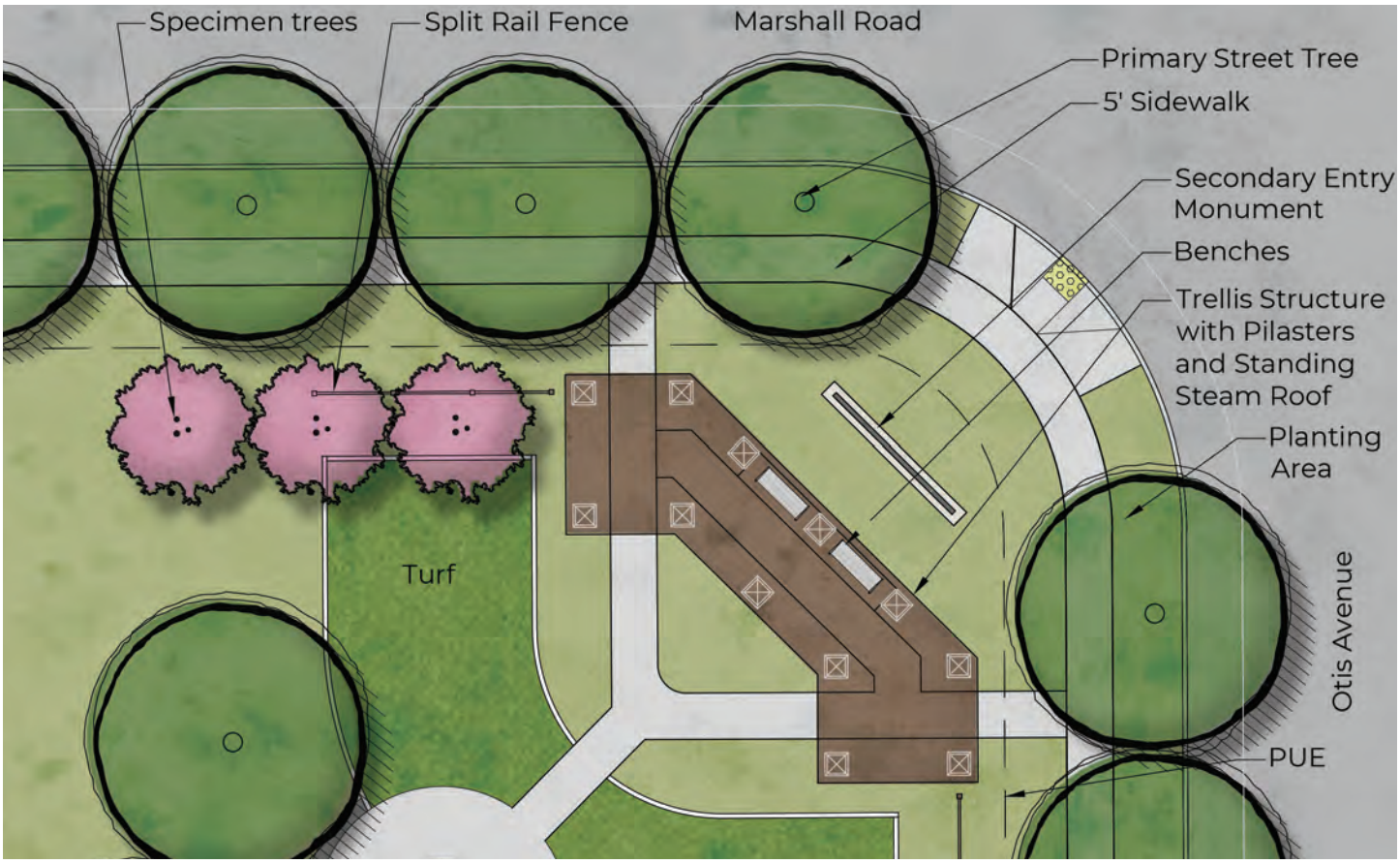


Figure 4.11 - Entry Monument, Walls, and Fences Plan



shall comply with all City view triangle and sight distance requirements and shall not impede the view of pedestrians and vehicles at road crossings or other intersections.

Entry Monuments Lettering and Logo

In addition to the entry monumentation, lettering and logos located on the monuments are equally important to establish the identity for the community. The primary, secondary, and wall mounted lettering and logos are distinct and convey a sense of place. The logo design is specific to the farmhouse theme of Brar Farms.

Entry monumentation within all land uses shall follow the same theme and design intent as specified in this manual. Design implementation and materials may be substituted from those specified in this manual, as long as the design consistency of all entry monumentation is maintained. Any deviation to materials and design intent shall be approved by the City. The following requirements shall apply to all lettering and logos within the community:

- All entry monument lettering and logos shall be laser cut aluminum with an acrylic paint finish and shall be attached to the CMU block wall through the panel, element, and/or medallion, unless otherwise noted. The letter and logos shall be surfaced mounted and held a minimum of 1/2" off of the face of the element to provide visual relief and shadow. Lettering shall be individual lettering, not continuous, and shall be independent of the element underneath. See Figures 4.7, 4.8, and 4.9 for more information.
- The metal lettering and logo content for all entry monuments shall be approved by the City prior to installation.
- Developers shall provide one complete spare set of letters to the Homeowners Association for each monument constructed.
- The lettering font style shall be as shown in Figures 4.7, 4.8, and 4.9.
- The lettering and logo size and thickness shall be as shown in Figures 4.7, 4.8, and 4.9.

Walls & Fences

Community walls, pilasters, and fences are intended to provide safety, privacy, community theming, identification, and noise reduction as well as delineate property lines and serve as visual and physical separation between land uses. All walls and fences shall utilize the same common elements and be consistent across all villages within the community. Additionally, they shall not impede the view of pedestrians and vehicles at street crossings or other intersections and shall comply with all City view triangle and sight distance requirements. See Figure 4.12 as well as the General Standards section in this chapter for additional information.

Community Walls

Community walls are located along the eastern portion of the community at Otis Avenue. Community walls shall use the "Proto II" wall system by Basalite. Wall shall be privately maintained or City maintained (to be determined). Community walls shall be 6' tall. These walls may be taller with approval from the City and as may be required by a noise study. If elevation changes are required within the Community wall, the wall may be stepped. Community walls shall be located entirely within the landscape lot along Marshall Road and Otis Avenue with the back of the wall located on the property line. Walls shall not be located within the residential lot property. Community walls shall not impede the view of pedestrians and vehicles at road crossings or other intersections, and shall comply with all City view triangle and sight distance requirements. See Figures 4.11 and 4.12, as well as the General Standards section in this chapter for additional information.

Community Pilaster

Community Pilasters shall be located at the beginning and terminus of all community walls and at the beginning



Existing community wall on Otis Avenue to the south. Refer to Figure 4.12.

Figure 4.12 - Wall and Pilaster

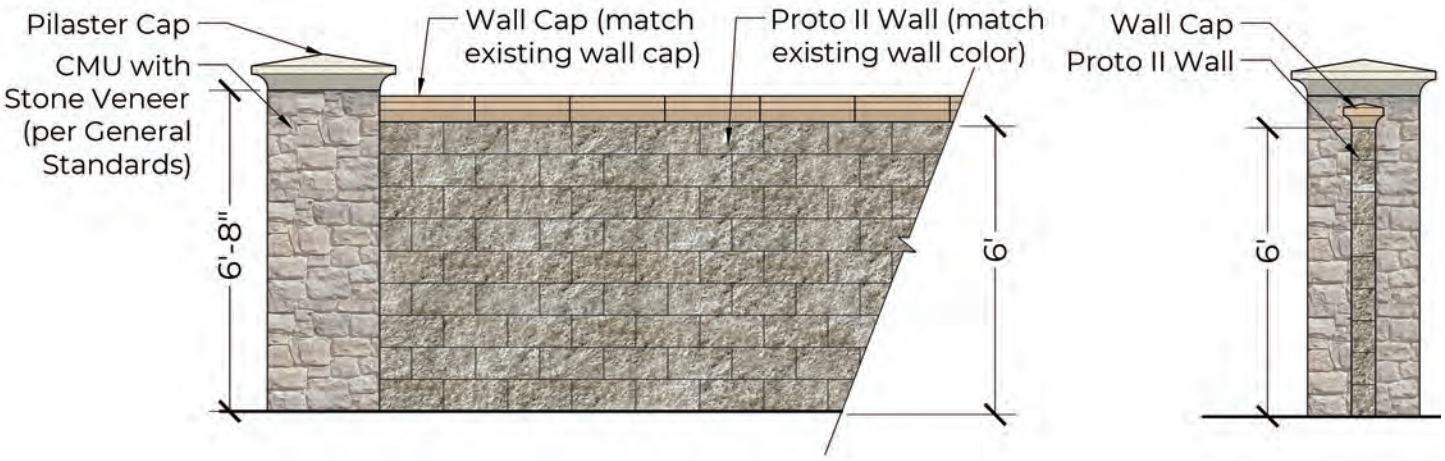
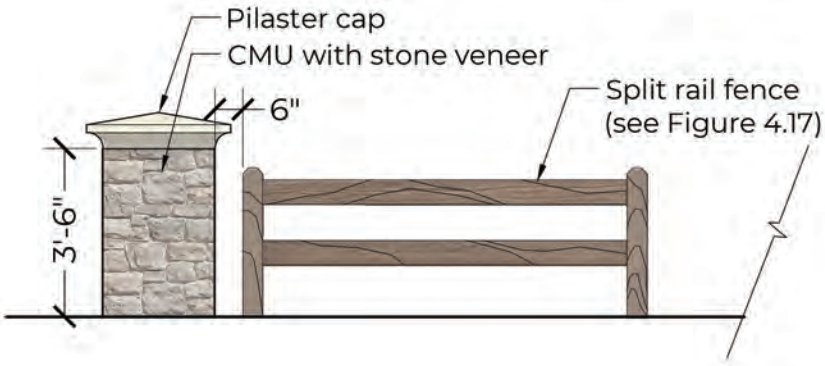


Figure 4.13 - Low Pilaster



and terminus of community walls at the spacing noted in the General Standards Section of this chapter. Community pilasters shall also be located at any change of direction. Community pilasters are not required at terminus or change of direction of residential wood fences or open space view fences. Pilasters shall be spaced every 200' or logical spacing per wall or fence design. Community pilasters shall be centered on the property line and centered on the wall or fence. Community pilasters may also overlap the property line. All community pilasters shall be constructed out of CMU block, veneered with stone on all four sides, and capped with a concrete pilaster cap. Community pilasters shall be 28” to 30” wide. See Figure 4.12 as well as the General Standards section in this chapter for additional information.

Low Pilasters

Low pilasters are a decorative element and may be used in conjunction with split rail fences or as a stand-alone decorative pilaster. Low pilasters shall be primarily used at the entrances to the Central Park and the parklet if applicable. Low pilasters shall be constructed of CMUs, veneered with stone on all four sides, and capped with a 28” to 30” wide concrete pilaster cap. See Figure 4.13 as well as the General Standards section in this chapter for additional information.

Figure 4.14 - Dog-Eared Fence

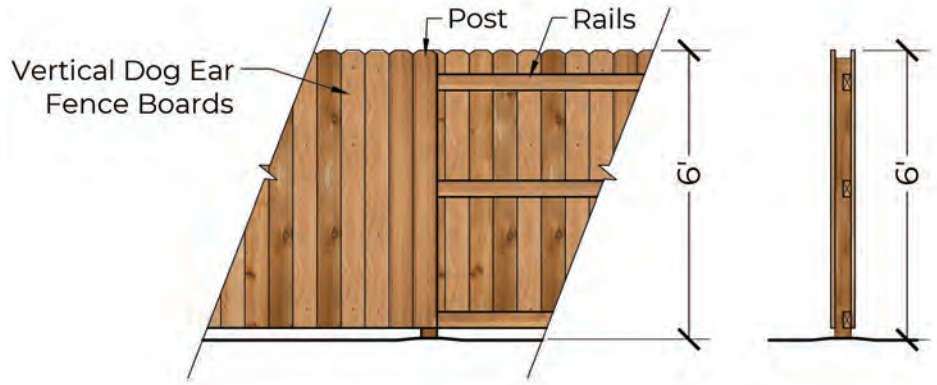
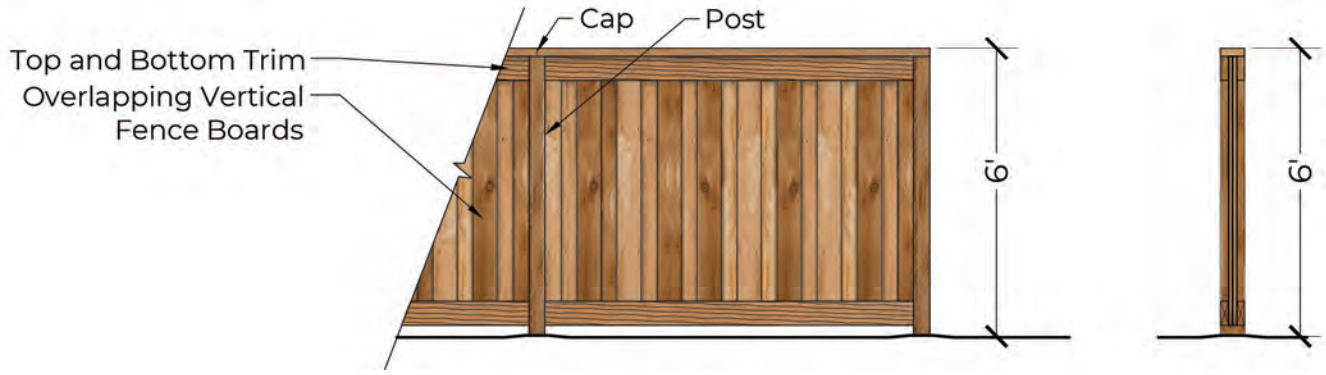


Figure 4.15 - Community Wood Fence



Residential Wood Fence

Residential wood fences shall be located in front yards as well as side and backyard property lines at village residential lots. There are two types of residential wood fences that shall be installed in the community. These are Community Wood fences and Dog-Eared Wood fences. Community fences consist of an overlapping vertical board design with trim pieces at top and bottom. Dog-eared fences use a vertical dog ear board and do not require top or bottom trim. Community fences shall be located at the front of residence and exposed corner lot fencing. Dog-ear fences shall only be located on the sides and rear of residential lots in Khote Estates and Sohna Residences when the side yard or back yard is not adjacent to open space. See Figures 4.11, 4.14, and 4.15 in this chapter for more information regarding each residential wood fence type and their location. See the General Standards section in this chapter for additional information.

Open View Fence

Open view fences shall be located in areas where security is required while still maintaining the view between land uses. Open view fences typically exist between residential and open space land uses. Community pilasters can be along the open view fence as specified in the General Standards section of this chapter. See Figure 4.11 in this chapter for the location of Open View Fences, Figure 4.16, and the General Standards section in this chapter for additional information. Open view fence picket spacing shall comply with all local and California building codes.

Figure 4.16 - Open View Fence

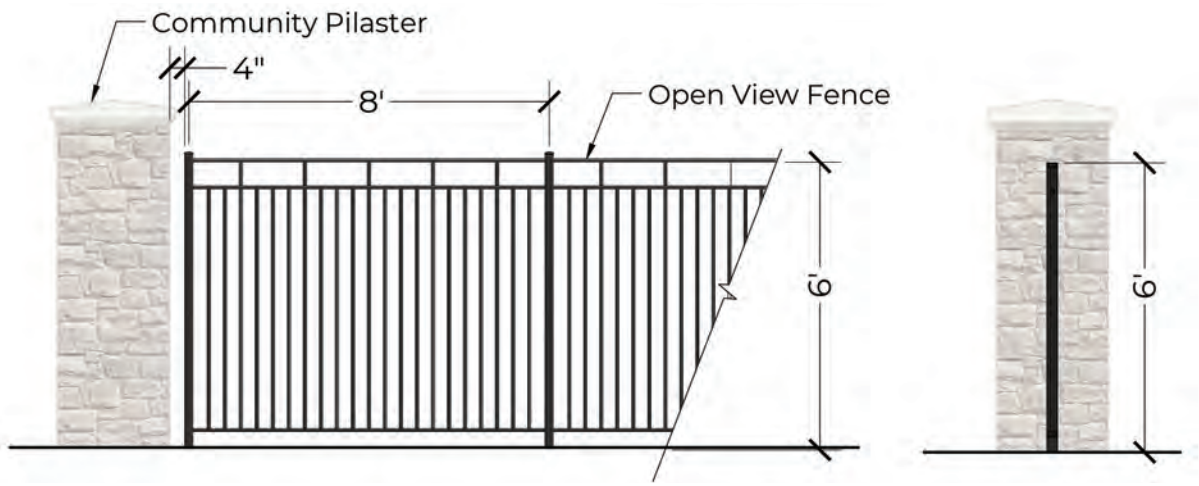
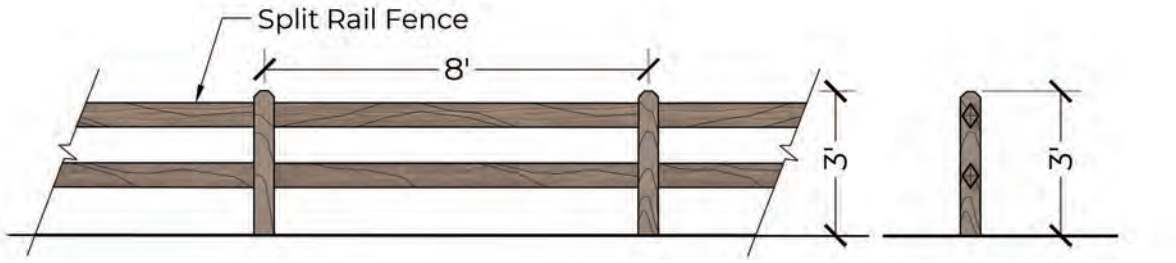


Figure 4.17 - Split Rail Fence



Split Rail Fence

Split rail fences are architectural design features that add to the farmhouse character of Brar Farms. They also help to prevent vehicles from entering open space areas. Split rail fences shall be located at entry monuments, the entrances to the Central Park, and can also be located within the landscape lots and parklet if applicable. See Figure 4.1, specifically the Central Park plan, for example locations. See Figure 4.17 and the General Standards section in this chapter for additional information.

Post and Cable Fence

Post and cable fencing provides a continuous physical barrier between two spaces while also allowing the spaces to look and feel connected. This fencing shall be located around the perimeter of the community recreation basin. See Figure 4.18.

Seatwalls

Seatwalls are a decorative element allowing pedestrians to sit and gather. Seatwalls may be used in conjunction with low pilasters. Seatwalls shall be constructed out of CMUs, veneered on all sides, and capped with a precast concrete wall cap. Seatwall caps shall be flat without any peak to allow pedestrians to sit on the cap. Seatwalls shall be located within the Central Park and/or the parklet. Exact location of seatwalls shall be determined by the designers. See Figure 4.19 and the General Standards section in this chapter for additional information.

Figure 4.18 - Post and Cable Fence

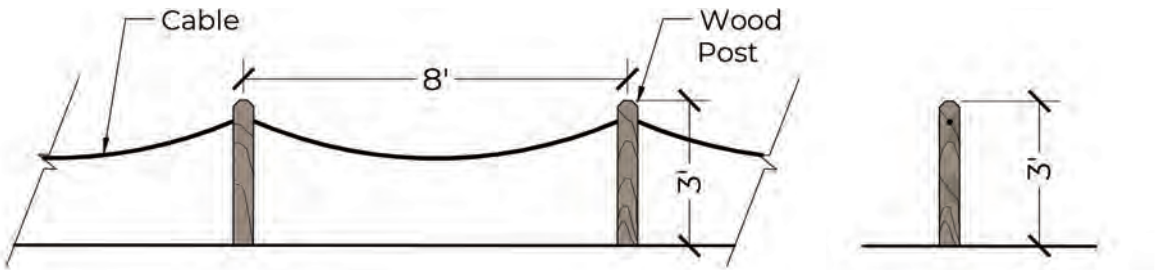


Figure 4.19 - Seatwall





Example of a low pilaster and split rail fence.



Example of a seatwall.

Streetscape Materials, Site Furnishings & Project Amenities

Streetscape materials, site furnishings, and project amenities enhance the feel of a pedestrian-scaled community, while invoking a sense of place and overall identity for the community. These elements invite people to experience their environment and community. A consistent palette of streetscape materials and furnishings are specified throughout the Brar Farms community including, but not limited to, benches, picnic tables, trash receptacles, drinking fountains, bicycle racks, bollards, lighted bollards, primary streetlights, and pedestrian-scaled streetlights. The following list of items are the minimum items specified for the community and shall not limit the creativity of the design. Additional amenities may be proposed with approval by Planning staff. Streetscape materials, site furnishings, and project amenities shall be privately maintained or City maintained (to be determined).

Note: The images in this chapter show design intent and are for illustrative purposes only. Images throughout this chapter may not reflect the actual model number or colors specified. Specific manufactures/models may be substituted with approved equivalents. Refer to Site Amenities Visual Examples section for photos.

Streetlights

There are two heights of streetlights for use within Brar Farms. These include the 14' tall pedestrian scaled light and the taller 28' primary streetlight. Pedestrian scaled lighting shall be located along all Residential Local streets within the community. Primary streetlights shall be located on the Residential Collector streets along Marshall Road and Otis Avenue. Exact locations of primary streetlights and pedestrian scaled lights shall be determined by an Electrical Engineer during the Improvement Plan phase for the community as well as all other applicable City requirements and as approved by the City. All pedestrian scaled lights and primary streetlights within the Brar Farms community and Marshall Road and Otis Avenue frontage shall use LED fixtures.

The manufacturers specified for the Pedestrian Scaled Lighting and Primary Streetlight are the manufacturers required by the City of West Sacramento. The developer and lighting designer shall verify the manufacturer with the City of West Sacramento during the Improvement Plan phase.

Streetlight General Standards:

- All streetlight fixtures shall be shielded or screened to direct the light downward and prevent light spill onto adjacent properties or into open space where it is not necessary. Light trespass onto residential properties shall not exceed the moon's potential ambient illumination of one-tenth foot-candle. Additional footcandle may be required per City or design requirements. Bollard lighting shall be as specified in this chapter.
- The location of lighting shall reflect the anticipated use and not exceed the amount of required or appropriate illumination. Lighting shall be spaced regularly to reinforce visual order.
- When possible, light sources and fixtures shall be placed in areas that are hidden from direct view.
- When possible and allowed by other regulations, the lowest lamp wattage feasible shall be used.

Residential Collector Street Streetlight

The streetlights for all Residential Collector streets shall be the single arm standard streetlight consistent with the City of West Sacramento standard detail #602 and the existing streetlights.
The primary streetlight pole must be the specified product or an approved equal:

- Manufacturer: Valmont
  Pole: SD50 Single Arm
  Arm Length: 6'

Residential Local Street Streetlight

The streetlights for all Residential Local Streets shall be a post top streetlight consistent with the City of West Sacramento standard detail #603. All Residential Local streets shall have one consistent manufacturer and style.

Community Amenities

Amenities that users of the site will directly interact with shall be selected to meet the intended design themes for this community. These include, but are not limited to, picnic tables, benches, bike racks, drinking fountains, bike racks, bollards, trash receptacles, and dog litter bag dispensers. They shall be cohesive in color, design, and size, but still have

enough variety within the same family of styles. The amenities and furnishings chosen for Brar Farms must be selected with a focus on user safety, ease of maintenance, and replacement.

Bike Rack

Bike racks shall be placed at common gathering/stopping areas, such as group seating areas in the Central Park and the parklet.

Lighted Bollard

Lighted bollards provide illumination at the pedestrian scale and are to be located throughout the parklet and the Central Park. Residential local streetlights may be used as park lights as an alternative to bollards. Lighted bollards are not required on public sidewalks.

Lighted Bollard General Standards:

- All light fixtures shall be shielded or screened to direct the light downward and prevent light spill onto adjacent properties or into open space where it is not necessary. Light trespass onto residential properties shall not exceed the moon's potential ambient illumination of one-tenth foot-candle. Additional footcandle may be required per City or design requirements.
- The location of lighting shall reflect the anticipated use and not exceed the amount of required or appropriate illumination. Lighting shall be spaced regularly to reinforce visual order.
- When possible and allowed by other regulations, the lowest lamp wattage feasible shall be used.

Basin Park Signage

Signage shall be provided at the community recreation basin to inform patrons of the community of recreational amenities within it. This sign shall be similar to a neighborhood park rules sign. It shall at minimum contain the following information:

- Hours of operation.
- Seasonal time period in which the grass area will likely be open (subject to weather and basin water levels).
- Emergency access route, safety protocol, and emergency phone numbers in the event of issue, or flash flooding of the basin.
- Any other relevant information applicable for the use of the basin.

Directional Wayfinding Signage

Directional Wayfinding Signage provides on-site directional information to points of interest and land uses. Directional wayfinding signage is required within the community and is intended to provide information to the users, including identification, wayfinding, interpretation, and rules and regulations. Signage shall be integrated into open space and neighborhoods in accordance with the following guidelines:

- Signs and kiosks shall be simple and easy to read. Their overall size and orientation shall complement the surrounding landscape, and their location shall allow them to be easily read or accessed.
- Unique identification signs shall be provided that establish or otherwise reinforce the character and identity of a park or open space. Signs, kiosks, and monumentation at open space entries shall operate as landmarks and clearly define the transition from one space to another. They may be complemented with special lighting, plantings, and enhanced paving to reinforce the entryway.
- Directional or directory signs and kiosks shall be incorporated into the community to help orient and direct the user around the site.

Public Outdoor Artwork

Public outdoor artwork is highly encouraged within the Brar Farms community. Proposed location(s) for public artwork include, but not limited to, roundabouts and within the Central Park. Public art may include sculptures or other artwork, mosaics on structures or integrated into paving, lighting, site furniture, and other elements. In its broadest context, public art could include any element within open space. When integrated into the project design, public art will help create an identity and character for both the community and the City. Public artwork shall be integrated into open space in accordance with the following guidelines:

- Public art or other aesthetic improvements shall be designed in context with the development around it. Artwork with a farm or farmhouse theme is highly encouraged.
- Exterior artwork shall be adequately lit so that it is clearly visible from pathways and trails during evening hours.
- Artwork shall be a permanent part of the open space.

Shade Structure

The Central Park shall have a minimum of one shade structure located just south of the roundabout. This structure will be an important feature of the park and signifies a gathering place for the community. To maintain a cohesive community image, a structure shall be chosen that is consistent with the community theme. The structure must be 20’ wide by 30’ long, and shall not be larger than 6,000 square feet per City requirements. A metal roof with a tongue and groove wood sub-roof is required. A standing seam roof is highly encouraged to convey the modern farmhouse and craftsman theme. Ornamentation shall be designed to match other park amenities.

Manufacturers and colors shall be proposed by the designer provided the design intent is achieved.

Children’s Play Area

Recreation opportunities for all ages, including children, is an important feature. The Central Park shall include a children’s play area with at least one piece of play equipment for 2 to 5-year-olds and one for 5 to 12-year-olds. Multiple interconnected play pieces are encouraged. Play equipment shall be chosen consistent with the community’s theme. Unique play elements are encouraged, as well as swing sets. Shade sails above the children's play areas are highly encouraged.

Specialty Amenities

For added interest and character, the following list of amenities are encouraged within the appropriate open space areas:

- Decorative boulders
- Table games
- Sun shades
- Swing benches

Site Amenities Visual Examples

The following images are examples of some of the various site amenities that are to be included in the design of Brar Farms as listed previously in the chapter. These images are merely visual references of the intended design themes for the community and in no way are meant to require the use of the specific product found in the image. The product selected shall be products that are aesthetically similar to those seen in the images below to achieve the intended design theme.

The intended theme for Brar Farms is modern farmhouse and craftsman, and the amenities should reflect the styles of these themes through their use of materials and how they are constructed. This exclues the childen's play area and public artwork as more flexibility is allowed for these elements.

Residential Local Street Streetlight



Rectangular Picnic Table



Square Picnic Table



Bench



Bike Rack



Trash and Recycling Receptacles





Lighted Bollard



Shade Shelter

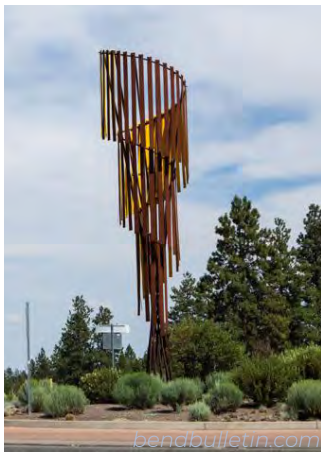


Children's Play Area



Public Outdoor Artwork







5 CIRCULATION & STREETSCAPE

Overview

The Brar Farms community circulation network provides a hierarchy of streets, bikeways, and pedestrian walks designed to support the wide range of uses and activities within the community. This network fosters easy connectivity and reduces the need for automotive travel.

Circulation and streetscape design is an important factor in promoting a healthy, safe, and pedestrian-friendly community. Enhancing community livability is the primary objective of the circulation plan. The circulation design focuses on the following principles:

- The plan provides ample choices of travel for vehicles, bicyclists, and pedestrians.
- All roadways are designed with sidewalks separated from the street by planted parkways.
- By using various traffic calming methods, design speeds on residential streets are reduced in places to encourage safe driving practices and walkability. Designated intersections shall be raised to form “speed tables” to promote slowing of vehicles and increasing pedestrian safety.
- Planting areas along streets, open spaces, and paths have been designed to reflect the City’s pedestrian-friendly street standards. Shade trees along streets and paths help reduce the heat island effect by lowering the temperatures of asphalt and concrete surfaces.
- Street trees shall be used consistently to provide a comfortable, human-scale environment, promote the character

intended for the community, and provide an overall setting of an "urban forest".

- As appropriate for specific site conditions, street design shall incorporate modified roadway design standards such as cross gutters, road crowning, and curb cuts to facilitate LID and stormwater reduction and conveyance.
- Streets shall be landscaped according to the provisions in Chapters 4 and 6 of this manual.



Street trees can help create a comfortable and attractive neighborhood.

Street and Path Design

Street Layout and Circulation Map

The circulation map features a logical network of streets to foster safe and efficient transportation. See Figure 5.1. Each roadway is defined in detail within this document with respect to setbacks, locations of trees, sidewalks, right-of-ways (ROW), etc. The neighborhood will have two main types of streets, differentiated by their levels of intended service function:

- Residential Collector Street (Marshall Road and Otis Avenue)
- Residential Local Street

All streets will be public. The circulation network also includes walkways and sidewalks which are discussed later in this chapter.

Marshall Road and Otis Avenue Street Improvements

In addition to on-site street design, Brar Farms shall install the following Marshall Road and Otis Avenue street improvements:

- Marshall Road and Otis Avenue Enhanced Streetscape Frontage
  - The project shall enhance the Marshall Road and Otis Avenue frontage. This includes sidewalks and landscape areas both from curb to sidewalk and at the back of the sidewalk.

Marshall Road - Residential Collector Street

Marshall Road is a Residential Collector Street. The road is completed on the north side. The southern section of Marshall Road shall be installed per the requirements in this section and the traffic study. See Figure 5.2. The Marshall Road Residential Collector Street design shall comply with all requirements of the City of West Sacramento Standard Specifications – Chapter 3, Street Design.

The new southern portion of Marshall Road's frontage with separated sidewalk planter areas are a part of the public street but all landscape areas shall be privately maintained by the Brar Farms master homeowners association or City maintained (to be determined). The landscape areas located at the back of the sidewalk to the community wall shall be maintained by the Brar Farms homeowners association or City maintained (to be determined). See Figure 5.2. Additionally, the soundwall along Marshall Road shall be maintained by the homeowners association or City maintained (to be determined).

Figure 5.1 Circulation Map

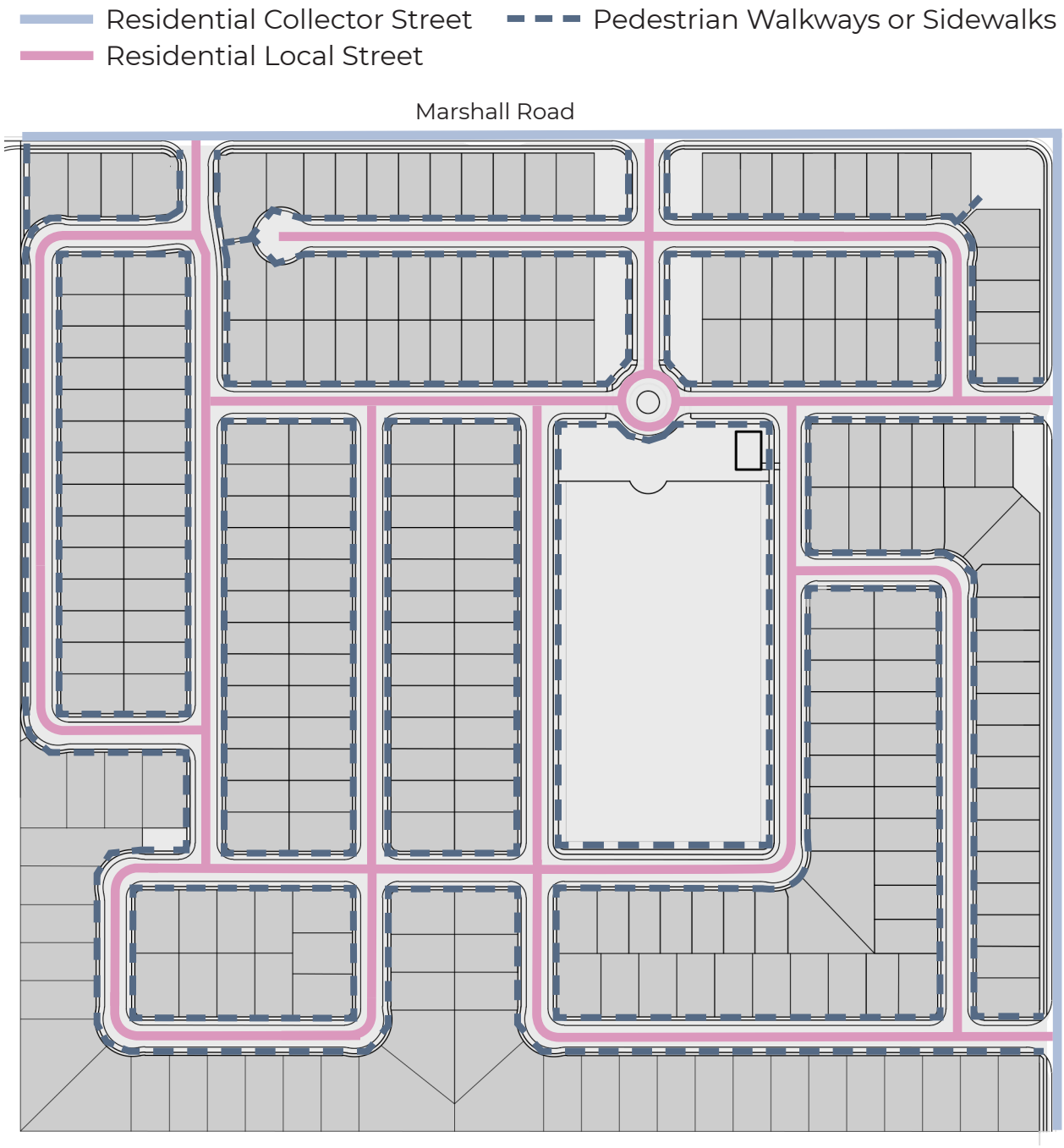


Figure 5.2 - Marshall Road Residential Collector Street

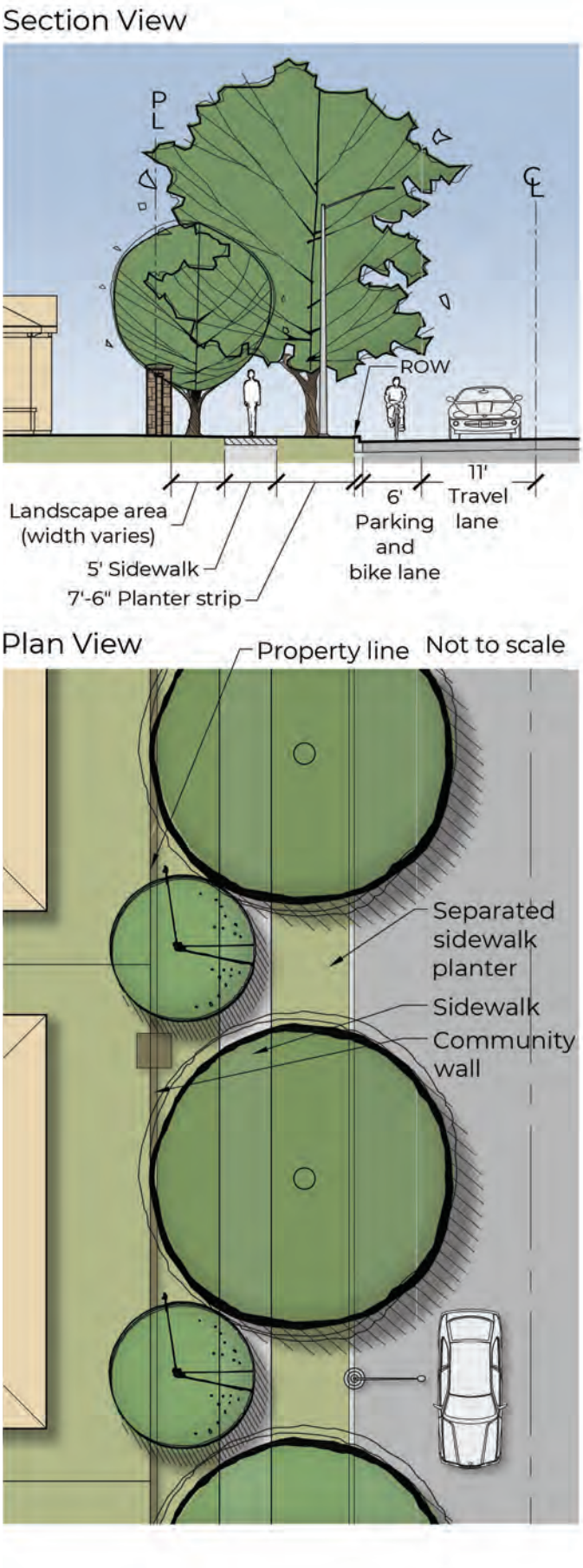
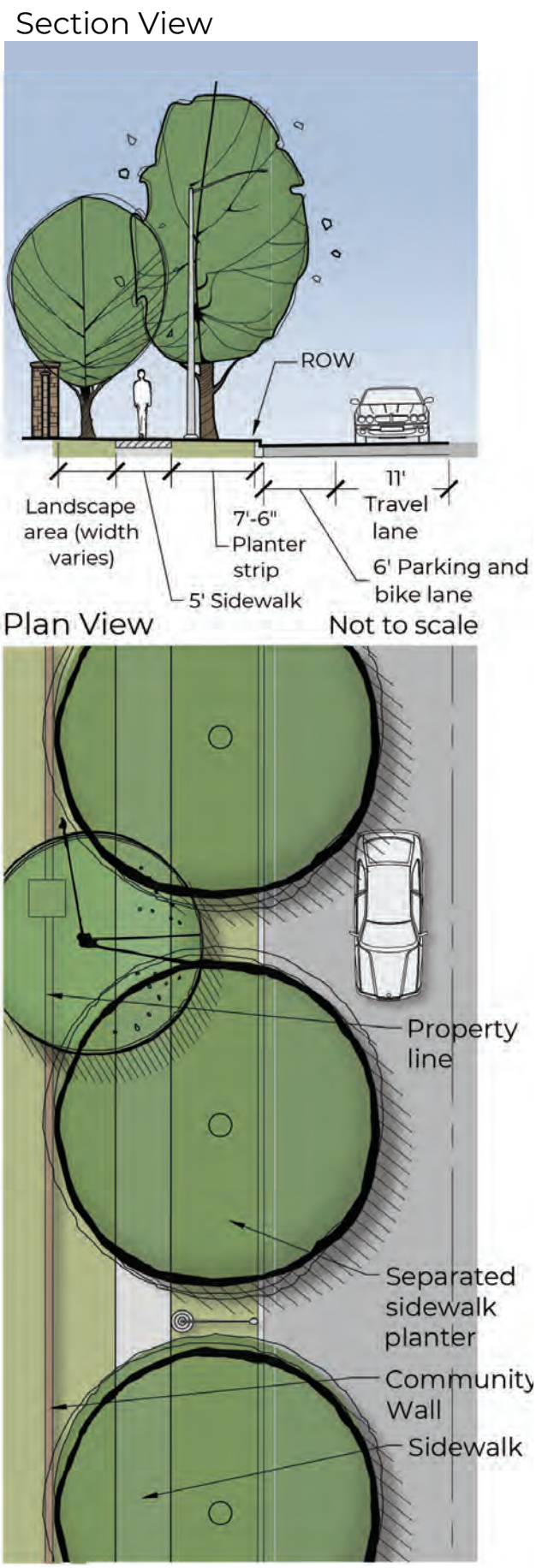


Figure 5.3 - Otis Avenue Residential Collector Street



Otis Avenue - Residential Collector Street

Otis Avenue is a Residential Collector Street. The western section of Otis Avenue shall be installed per the requirements in this section and the traffic study, and work included in this project shall stop at the center line of the street. See Figure 5.3. The Otis Avenue Residential Collector Street design shall comply with all requirements of City of West Sacramento Standard Specifications – Chapter 3, Street Design.

The new western portion of the Otis Avenue frontage with separated sidewalk planter areas are a part of the public street but landscape areas shall be privately maintained by the Brar Farms master homeowners association or City maintained (to be determined). The landscape areas located at the back of the sidewalk to the community wall shall also be maintained by the Brar Farms homeowners association or City maintained (to be determined). Additionally, the soundwall along Otis Avenue shall be maintained by the homeowners association or City maintained (to be determined).

Residential Local Street

The Residential Local Street is the typical local road throughout the community which provides access into and through the community. The Residential Local Street design shall comply with all requirements of City of West Sacramento Standard Specifications – Chapter 3, Street Design. See Figure 5.4. A minimum turning radius of 26' is required on all Residential Local Streets.

The Residential Local Street separated sidewalk planter areas are a part of the public street but the landscape areas shall be privately maintained by Brar Farms homeowners association or City maintained (to be determined).

The landscape areas at the back of the sidewalk at the basin edge shall also be maintained by the Brar Farms homeowners association. Additionally, the centerpoint of the one culdesac (Street C) off Main Avenue is 581 feet from the centerline of Main Avenue. This is in compliance with the City maximum length of culdesac streets.

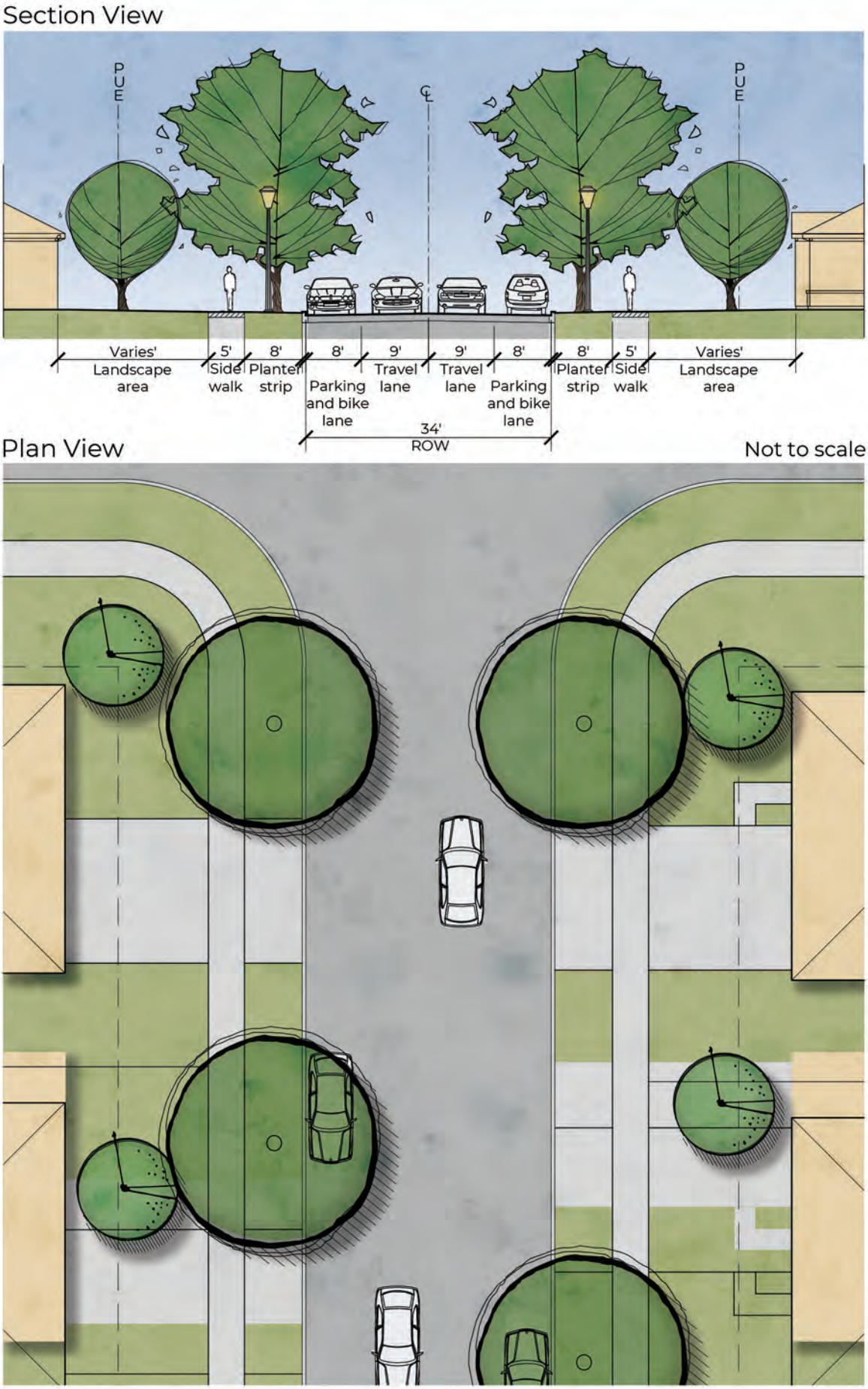
Widened Sidewalks and Walkways Plan

Brar Farms features a safe, well-planned bicycle and pedestrian network that enables mobility and enhances human-scale linkages across the site. See Figures 5.1 and 5.5 for additional information. It also facilitates easy connections to destinations outside the community via connections at Marshall Road, Otis Avenue, and the existing Bridgeway Lakes basin to the west. This network is intended to encourage residents to engage in an active and healthy lifestyle and provide an easily accessible outdoor resource for many forms of recreation and increase community access to physical activity and fitness opportunities, most notably cycling and walking. A well-defined path system not only increases mobility but also enhances the quality of community life.

The plan in Figure 5.5 describes the widened sidewalks and walkways network. The plan consists of an interconnected system of 8’ widened sidewalks, 5’ decomposed granite path, 5’ on-street sidewalks, Class 2 bikeways, Class 3 bikeways, and enhanced crosswalks. Each element is described below and shall be constructed as follows:

- 8’ Widened Sidewalk
  - 8’ widened sidewalks exist next to some Residential Local Streets and around the entire community recreation basin. All widened sidewalks shall be 8’ in width and shall exist next to streets which

Figure 5.4 Residential Local Street (shown at Sohna Residences or Khote Estates)



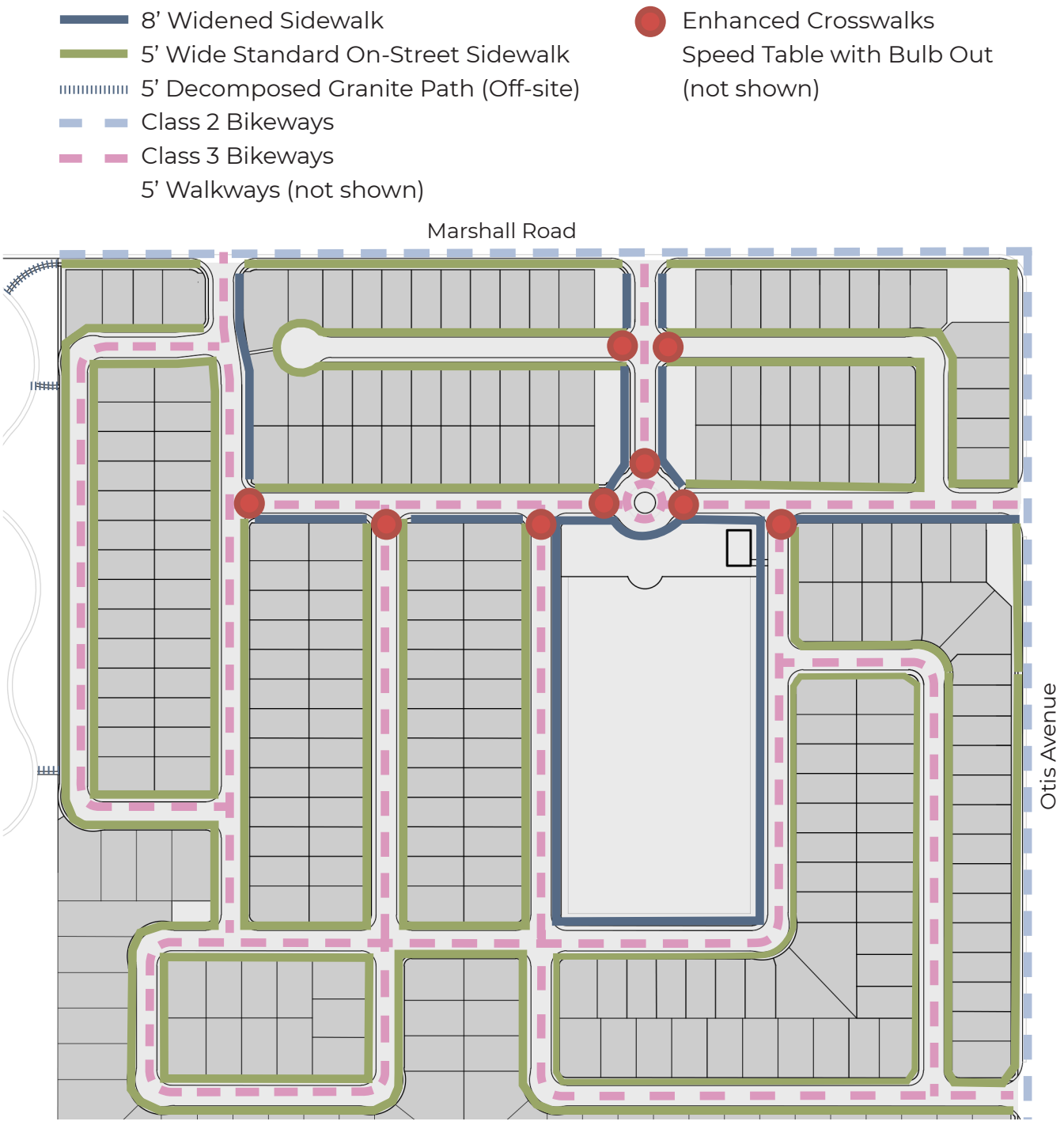
replace a standard sidewalk in certain areas for purposes of the bike path network. All interior central park sidewalks shall be 8' wide minimum.

- 5’ Wide Decomposed Granite Path
  - A decomposed granite path is designed at three off-site locations on the western boundary of the community to connect the existing Bridgeway Lakes basin and trail. Landscaping and irrigation shall be removed and repaired as necessary on the Bridgeway Lakes site due to construction of the new paths. See Illustrative Land Use Plan in Chapter 2 - Figure 2.1 and Figure 5.5 for proposed locations of off-site decomposed granite paths on the Bridgeway Lakes site.
- 5’ Wide Standard On-Street Sidewalk
  - All sidewalks at streets which are not used for the bike path network shall be 5’ wide per the City of West Sacramento standard street sections. Refer to City of West Sacramento Standard Specifications – Chapter 3, Street Design.
- 5’ Walkways
  - All walkways shall be 5’ in width. This includes the parklet and any walkway that is not a part of the sidewalk network.
- Residential Access Walkways
  - Residential walkway to a residential front door in any village shall be 4’ in width. Side yard walkways and rear yard walkways may be 3’ wide as approved by the city.
- Class 2 Bikeways
  - Class 2 bikeways are designated bike lanes located on Residential Collector Streets such as Marshall Road and Otis Avenue. Class 2 bikeways are approximately 6 feet wide and striped.
- Class 3 Bikeways
  - Class 3 bikeways are bicycle routes through residential areas. Class 3 routes are located on all Residential Local Streets. Bike lanes will be unmarked. Travel speeds on Residential Local roadways are significantly reduced and bicyclists are able to travel with the flow of traffic. Bike lanes share the street with on-street parking.
- Enhanced Crosswalks
  - For safety and visibility, enhanced crosswalks are designed at key intersections and locations where Widened Sidewalks intersect Local Streets. See Figure 5.5 for more information.

On-Street Parking

On-street parking is only allowed on Residential Local Streets. See the Chapter 3 for additional information regarding on-street parking.

Figure 5.5 Multi-Use Path, Widened Sidewalks, and Walkways Plan



Streetscape Design Elements

This section describes various streetscape design elements required within the community. These elements enhance the pedestrian experience and promote a safe and aesthetically appealing environment. The use of traffic calming devices in the design of Local Streets is required to facilitate pedestrian movement by shortening the pedestrian crossing distance at intersections and reducing vehicle speeds. The following standard apply to all streets:

- Develop well-designed traffic calming devices, consistent with City standards. These include, but are not limited to, accessible ramps, roundabouts, elevated pedestrian crossings, speed tables, and crosswalks with specialty paving. This helps pedestrian and automobile traffic to better coexist with one another and provides additional landscaping opportunities.
- Design pedestrian crossings for safety by constructing bulb outs to shorten the crossing distance and distinguishing the crossing area from the surrounding pavement.

Accessible Curb Ramp

Accessible ramps shall be installed at all street intersections. The standard accessible ramp throughout the community shall be per the City of West Sacramento standard detail #209. Additional ramp designs (per City standards) may be used specifically at roundabouts, bulb outs, speed tables, and mid-block street crossings when appropriate. See Figure 5.6.

Pedestrian Crosswalks

Pedestrian crosswalks provide a major visual and safety element within the neighborhood to promote safety and connectivity for pedestrians and vehicles. The neighborhood has two types of crosswalks, standard crosswalks and enhanced paving crosswalks. See Figure 5.5 for more information regarding the location of enhanced crosswalks. Standard crosswalks are located as required by this chapter and by City standards.

The following standards shall apply to all crosswalks:

- Employ ramps and warning strips in all crosswalks that comply with all federal and State of California standards.
- All major intersections (e.g., controlled intersections or the intersection of key streets) shall be clearly marked with either standard crosswalks or enhanced crosswalks.
- Standard crosswalks and enhanced crosswalks shall be the same dimensions at 10’ wide. The enhanced paving pattern within specialty crosswalks shall be 8’ wide. See Figure 5.7.
- 12” crosswalk markings for both standard crosswalks and enhanced crosswalks shall be painted and constructed with white thermoplastic material to the specifications set forth in Chapter 3 and Chapter 7 of the California Manual on Uniform Traffic Control Devices (California MUTCD), latest edition.
- Enhanced crosswalks shall be used at heavily trafficked pedestrian areas. Special paving materials, colors, and/or patterns make pedestrian crossings appear more visible at intersections and where pedestrian crossings exist or are planned. The use of stamped asphalt enhanced paving specialty crosswalks is required at all locations noted on the plan in Figure 5.5.

Speed Table with Bulb Outs

Use of speed tables and bulb outs are encouraged at various street locations

Figure 5.6 - Accessible Curb Ramp

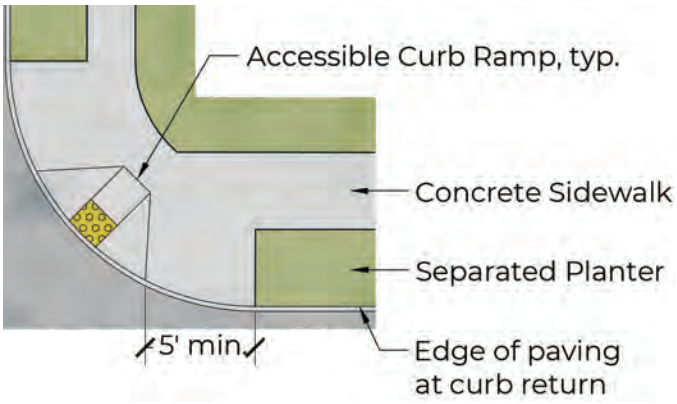


Figure 5.7 - Pedestrian Crosswalks

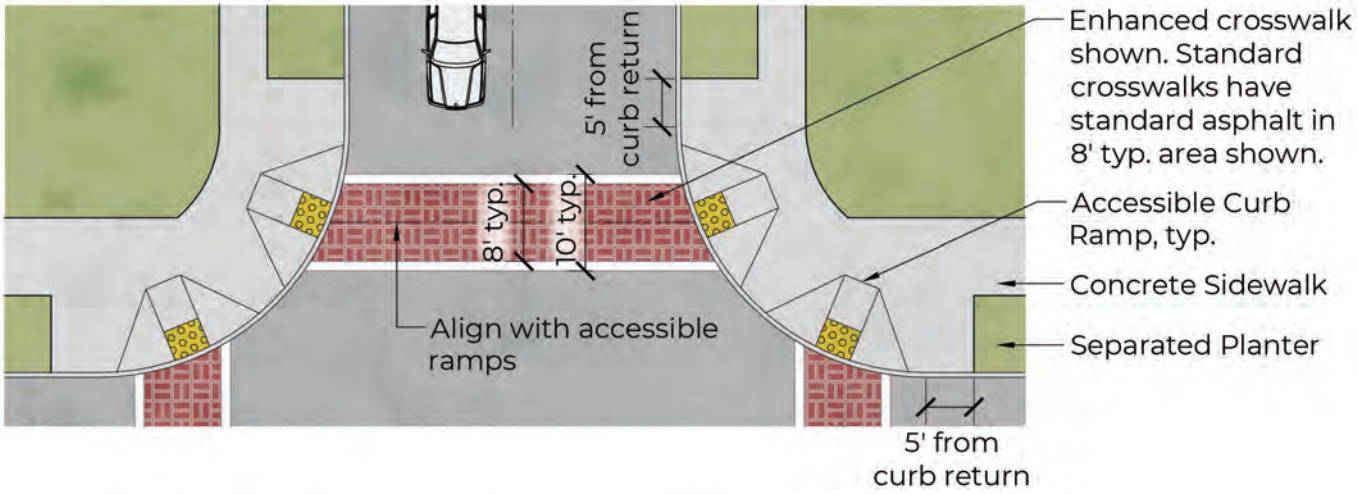
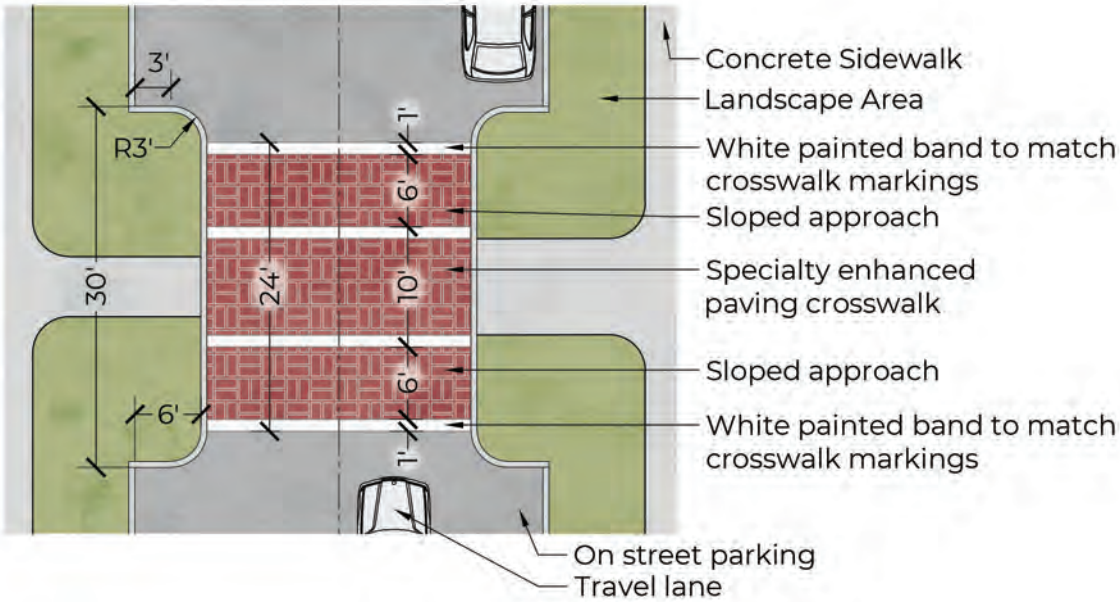


Figure 5.8 - Speed Table with Bulb Outs (locations not shown on plans)



throughout the community and at certain pedestrian crossings. Designers to determine appropriate locations of speed tables. Bulb outs shall maintain a cohesive appearance with the adjoining land use by matching materials, concrete paving, and/or landscaping as applicable. The following design standards apply to all speed tables with bulb outs:

- All speed tables shall be raised and include an enhanced paving crosswalk consisting of a 10' crosswalk plateau with sloped approaches on either side.
- The speed table sloped approaches shall rise no more than 6" in total height to the crosswalk.
- Crosswalk shall be flush to the sidewalk, walkway, or path connection at the bulb out location.
- The crosswalk specialty paving design (as well as sloped approaches) shall match Figure 5.8.

Roundabouts

There is one roundabout within Brar Farms located at the intersection of Main Avenue and the Central Park. The roundabout planting area shall be raised between 6" to 12" above the finish grade of the street. Raised mounding over 12" is prohibited. See Figure 5.9 for more information on Roundabout design. See

Figure 5.9 - Roundabout Section

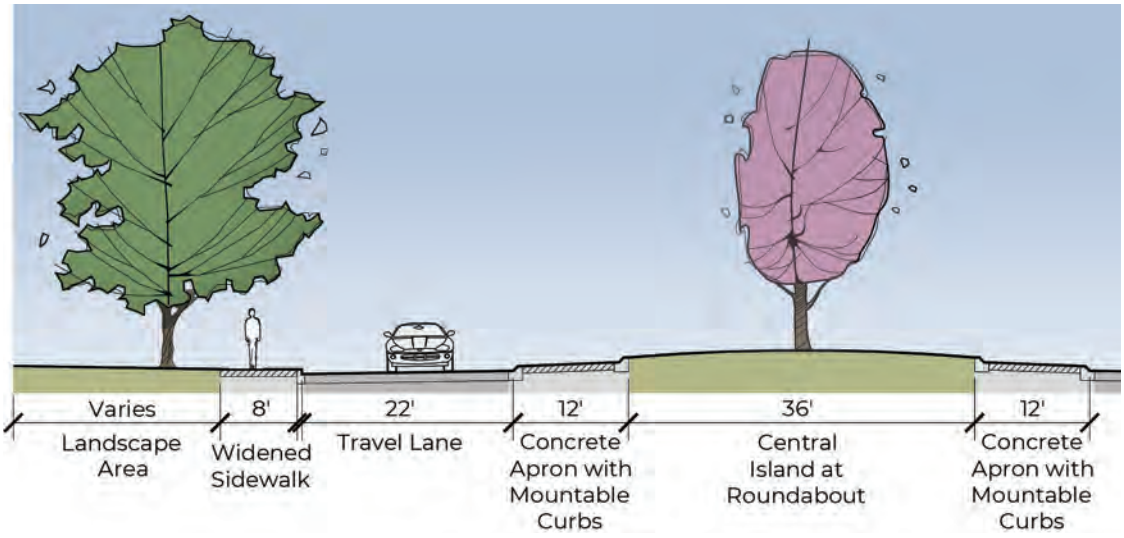
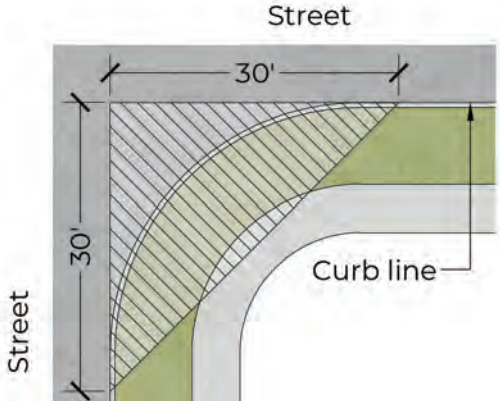


Figure 5.10 - Visibility at Street Corners



Chapter 6 for the plant palettes. Artworks and/or specimen trees are also recommended and proposed within the center island of the roundabout. Installation of outdoor artwork shall be in compliance with all street design and site visibility standards. Example photos of sample outdoor artwork styles are provided in Chapter 4. In the alternative, a large specimen oak tree may be installed in the roundabout in place of outdoor artwork.

Visibility at Street Corners

Per the City of West Sacramento Code, vegetation and structures located on a property at any corner from intersecting streets may not exceed a height of three feet within the vision triangle formed by drawing imaginary lines between points 30 feet from where the curb lines of the street intersection quadrant meet. Any vegetation or structures obstructing the view of the intersection must be removed pursuant to Section 10.20.050 of Title 10, Vehicles and Traffic, of the Municipal Code (latest edition). See Figure 5.10 for more information.



6 PLANTING & IRRIGATION

Overview

This chapter establishes the identity and community character of Brar Farms through a consistent planting design approach within various land uses, including residential lots, public streets, and all open spaces, including the community recreation basin. This approach highlights and strengthens the overall community design theme with distinctive plantings, emphasizing pedestrian scale. Additionally, this chapter includes prohibited plants and minimum planting and irrigation requirements that exist within Brar Farms, including general principles and planting requirements for design and installation. The information contained in this chapter supplements and does not supersede any planting and irrigation requirements set forth in the City of West Sacramento Landscape Development Guidelines and applicable City ordinances. For additional landscape design standards information, see Chapter 4.

General Planting & Irrigation Standards

General Planting Standards

- All trees and plants within the site shall be per the requirements of the City of West Sacramento Landscape Development Guidelines. Designer shall prioritize the selection of drought-tolerant, low maintenance plant material.
- The existing site has an existing oak tree on Marshall Road that will need to be removed and mitigated for the development of Brar Farms.

Mitigation for the oak tree removal shall be in the form of newly provided oak trees at the quantity and caliper size per the City's requirements. Alternatively, a removal fee as determined by the City shall be paid.

- The minimum planting size for all trees throughout the site shall be sized at 15 gallon, unless otherwise noted within these planting standards. Drought tolerant plants are required.
- Primary trees are tree species that have an average canopy growth of 30' to 50' wide at maturity. Secondary and accent trees are tree species that have an average canopy growth of 10' to 30' wide at maturity.
- Primary trees and secondary trees across the site shall be a combination of deciduous and evergreen trees for purposes of screening and creating seasonal change. There is no evergreen requirement within street separated sidewalk planter areas or residential lots.
- No more than 5 primary trees of the same species shall be located in a row to prevent monocultures and the potential spread of pests and disease.
- Primary trees shall be located at a minimum 30' on center spacing. Secondary and accent trees shall be located at a minimum 10' to 30' on center spacing depending on the tree type.
- All trees shall be centered within separated sidewalk planter areas. The centerline of the tree shall be a minimum of 4' from any sidewalk or curb. If buried utilities exist within a planter, the trees shall be adjusted from the centerline of the planter to respond to the utility's locations.
- All trees shall be a minimum of 4' from any hardscape (excluding utility line conflicts).
- All trees shall be located a minimum of 5' off a property line or lot line.
- Secondary and accent trees shall be installed on the side slopes of the community recreation basin. Trees shall be selected due to their ability of being inundated with water during wet seasons. Refer to Detention Basin plant palette for more information.
- Create diversity in the planting design by use of deciduous and evergreen plant material in a balanced, layered, and clustering combination.
- Vines shall be planted on the Marshall Road and Otis Avenue sides of all community walls. Vines shall be evenly spaced on walls at a spacing of 10' to 15' depending on the vine selected.
- Special attention shall be paid to any planting design in order to:
  - Preserve or frame desirable vistas or views of the existing landscape or natural site features, i.e. open spaces, the parklet, the Central Park, the community recreation basin, and the adjacent Bridgeway Lakes basin and open space.
  - Screen or soften views of exposed residential side yards and backyards, retaining walls, cut/fill slopes and/or utility equipment. Evergreen trees, shrubs and groundcover are required in these locations (with a mix of deciduous plant material), particularly at parklets and at corner lots.
- Existing landscape and irrigation on the existing Bridgeway Lakes site shall be removed and repaired as necessary to accommodate the proposed path connections to Brar Farms.
- The proper spacing of trees, shrubs and groundcover shall allow adequate room for the plant material to grow into its natural form. Size at maturity

is exceedingly important but should not be used as a basis for decreasing shrub quantities. Consult the Sunset Western Garden Book and City of West Sacramento Landscape Development Guidelines for guidelines regarding the growth characteristics of plant material to be used.

- The planting design shall be subject to the most current City of West Sacramento Model Water Efficient Landscape Ordinance (WSWELO). Careful selection and use of plant materials that have low water consumption characteristics is imperative. Plant material that can tolerate occasional periods of reduced irrigation cycles will allow the landscaped environment the ability to withstand short-term drought conditions with the least amount of damage.
- Design water conserving landscapes by:
  - Grouping plant material with similar water needs so they can be irrigated together (hydrozoning) and/or placing "thirsty" plant material in protected microclimates shielded from drying summer winds and direct sun.
  - Evaluating the need for high water use lawn areas. Groundcover with turf-like appearance may be satisfactory for landscaped areas while reducing water needs.
  - Selecting the correct plant material for the right planting situation.
- The use of impermeable plastic weed barriers is not allowed within the Brar Farms neighborhood. This includes all privately owned residential lots, and open spaces.
- The use of crushed rock, gravel, lava rocks or other decorative "landscaping" rock for mulch is not allowed within the Brar Farms neighborhood unless specifically approved by the HOA. This includes all privately owned residential lots, and open spaces (excluding the community recreation basin).
- Backyard landscape design does not require approval from the HOA but may require a City Building Permit.
- All plant material shall comply with ANSI Z601 "Standard for Nursery Stock."
- All open space planter areas shall be properly prepared and amended in conformance to the recommendations of a professional soil fertility analysis as to the condition of the soil. Soil amending shall be as per those recommendations in the fertility analysis.
- All sodded areas shall be properly amended, compacted, finish graded and rolled prior to the laying of the sod.
- The location of trees, shrubs, and groundcover shall be adjusted in field as necessary to accommodate and avoid existing utilities, etc.
- Where trees are planted within 10' of paving, installation of tree root barriers are required.
- Where trees are planted in lawn areas, remove lawn from around the trunk to create a 3'-0" diameter basin. Bark mulch shall not be installed under trees in lawn areas.
- Pre-emergent herbicides shall be applied to shrub and groundcover planting areas to control weeds.
- A 3" layer of walk-on type bark mulch shall be located in all planter areas around trees, shrubs, and groundcover

within all production home front yards and all open space areas (excluding the community recreation basin).

- Detention basin bottom and side slopes shall be seeded with appropriate biofiltration grass seed as specified in this chapter. Shrubs per the detention basin plant palette may also be installed on the side slope only.
- The detention basin shall contain the following planting criteria:
  - The northern 5:1 slope and bottom of the basin shall be a hydroseeded dwarf fescue and Kentucky Bluegrass blend variety, or approved equal (sod or hydroseed installation both acceptable).
  - The western, eastern, and southern 3:1 side slopes of the basin shall be planted per the plant palette in Figure 6.11.
- All landscaping shall be installed per the latest edition of the City of West Sacramento Landscape Development Guidelines and applicable standards.
- Any plant substitutions not included in the General Landscape Plant Palette shall be approved by the appropriate City staff.
- Ornamental plantings shall be used in areas intended to be more formal or that have a higher activity level. Native plants should be used in informal and passive settings.
- Shade trees shall be provided in sitting areas and open turf areas where structured and informal play activities occur.
- Native plants shall be used where feasible. When non-native ornamental plantings are used, preference should be given to low-water species that do not require supplemental irrigation when mature.
- All specimen trees installed either as part of the neighborhood entry monuments, roundabout, or designed as a focal point within any other open space area must be a minimum size of 36” box.
- Pollarding and excessive tree pruning are prohibited. Trees may be pruned yearly to a reasonable amount but excess pruning or stunting of tree growth by pollarding is prohibited.
- The production home front yard landscape design concepts as shown in this manual are designed to create a cohesive look for the landscape planting across the entire site. Front yard planting design cannot be changed significantly from the intended design. This includes plant material, turf as applicable and landscape materials.
- Main Avenue is the primary entry into the community off Marshall Road. This street is designed to be a prominent statement when entering the community. All trees on the landscape lots are required to be a minimum of 24” box.
- The Khote Estates and Sohna Residences front yards and backyards shall be privately maintained by the homeowner. Planting areas between street curbs and separated sidewalks will be maintained by the homeowners association or the City (to be determined). See chapters 4 and 5 for more information.

General Irrigation Standards

- All irrigation systems shall comply with the most current City of West Sacramento Model Water Efficient Landscaping Ordinance (WSWELO) and all other City and State Code requirements and regulations.
- All primary and secondary trees located within a residential lot and

all open space (excluding private fenced residential backyards and the detention basin side slopes) shall be irrigated with deep water root bubblers and valved separately from other planting types (turf, shrub, groundcover, etc.). Valving trees separately from other planting types allows for tree irrigation to continue when the irrigation to other planting types is required to be suspended due to drought conditions (or for other reasons).

- All open space shrub and groundcover planting areas (excluding the detention basin) shall be irrigated with subsurface drip or spray irrigation.
- All open space turf/grass areas including the side slopes and bottom of the detention basin shall be irrigated with pop-up spray or rotor irrigation in compliance with WSWELO.
- All residential lot shrub and groundcover planting areas (excluding landscaping within privately fenced residential backyards) shall be irrigated with above ground drip irrigation.
- All residential lot turf areas (excluding private fenced residential backyards) shall be irrigated with either pop-up spray irrigation or sub surface drip irrigation in compliance with WSWELO.
- The irrigation system for the HOA landscape areas shall be a single irrigation system (a single water source and single irrigation controller). The irrigation controller shall be smart-based and have cellular or wifi-based communication capabilities to provide remote irrigation control and management from a computer or phone application. The irrigation controller, valves, and valve boxes shall be located within the HOA maintained areas. The irrigation controller and remote control valves must not be located on residential lots. A master valve and flow sensor(s) are required per WSWELO.
- All landscaping within the community will be maintained by the Brar Farms master homeowners association, and includes the planting areas between street curbs and separated sidewalks and all open space areas, including the community recreation basin. The Brar Farms master homeowners association irrigation at the neighborhood open spaces will likely be installed over several years, the irrigation controller and water source shall be installed within the first landscape area constructed and future areas added to the system as they are constructed.

Plant Palettes

The General Landscape Plant Palette for Brar Farms has been developed to ensure a cohesive element of design continuity throughout the community. See Figures 6.1 through 6.11. This plant palette is designed to achieve a strong delineation between public ROW, corresponding landscape areas, open space and drainage areas, and community focal points. Plants not included on the lists may be proposed by the designers as approved by City staff. Basic criteria for the selection and use of specific plant material contained in the plant palette are as follows:

- All plant material has been selected for its compatibility with the climatic conditions of the Sacramento region.
- When selecting plant material and planting locations, the designer shall consider the site as a whole, relationship to building structures and other site amenities, solar/climatic orientation as well as utilize water-

wise materials and practices for water conservation.

- All installed plant materials shall be located to provide a clear view for traffic and public safety in compliance with the City visibility requirements.
- All installed landscapes shall be irrigated by an automatic irrigation system utilizing water-conserving design. See the irrigation requirements section of this chapter for more information.
- Selected plant material shall be appropriately-selected based on the size and environmental constraints of the site. Plant material shall be planted in locations large enough to accommodate their mature size and spaced appropriately to reduce/prevent the need for excessive pruning.
- Refer to Figure 6.16 for Community Street and Open Space Tree Plan.

Prohibited Plant List

Brar Farms contains both homeowner association maintained residential and open space areas as well as privately owned and maintained residential property. All plant material installed within homeowner association maintained areas must be selected with care. The plants listed in this section shall not be utilized in any homeowner association maintained property including separated street sidewalk planter areas, open space areas including the parklet, the Central Park, or drainage areas. See Figures 6.12 through 6.15. Additionally, the City may also prohibit the use of additional plants not specified on this list. Therefore it is necessary to contact the City during the design phase to confirm prohibited plant material.

Private residential production home front yards shall not install any plant on the prohibited plant list. Private residential backyards or private side yards shall not select plant material on the prohibited plant list.

Figure 6.1 - Primary Street Trees Plant Palette (per City Master Tree List)

Botanical Name	Common Name	Size (H x W)	Water Use	Notes
Acer buergeranum	Trident Maple	45' x 35'	M	-
Carpinus betulus 'Fastigiata'	European Hornbeam	35' x 25'	M	-
Cercis canadensis	Eastern Redbud	25' x 20'	M	-
Ginkgo biloba 'Autumn Gold'	Maidenhair Tree	60' x 35'	M	Male variety only
Koelreuteria bipinnata	Chinese Flame Tree	40' x 25'	M	-
Pistacia chinensis 'Keith Davey'	Chinese Pistache	30' x 30'	L	Male variety only
Quercus lobata	Valley Oak	70' x 50'	M	California native
Quercus wislizenii	Interior Live Oak	70' x 80'	L	California native
Tilia americana	American Linden	35' x 25'	M	-
Tilia cordata 'Greenspire'	Littleleaf Linden	40' x 25'	M	-
Zelkova serrata 'Village Green'	Sawleaf Zelkova	65' x 65'	M	-

Figure 6.2 - Specimen Trees Plant Palette

Botanical Name	Common Name	Size (H x W)	Water Use	Notes
Olea europaea 'Swan Hill'	Swan Hill Olive	25' x 25'	VL	-
Magnolia grandiflora 'Majestic Beauty'	Southern Magnolia	45' x 25'	M	-
Prunus 'Kwanzan'	Japanese Flowering Cherry	35' x 35'	M	-

Figure 6.3 - Secondary Trees Plant Palette

Botanical Name	Common Name	Size (H x W)	Water Use	Notes
Acer buergerianum	Trident Maple	25' x 25'	M	-
Chilopsis linearis 'Bubba'	Desert Willow	25' x 25'	VL	-
Laurus nobilis 'Saratoga'	Bay Laurel	25' x 25'	L	-
Magnolia grandiflora 'Little Gem'	Dwarf Southern Magnolia	25' x 15'	M	-
Zelkova serrata 'City Sprite'	Sawleaf Zelkova	25' x 20'	M	-
Zelkova serrata 'Musashino'	Sawleaf Zelkova	45' x 15'	M	-

Figure 6.4 - Accent Trees Plant Palette

Botanical Name	Common Name	Size (H x W)	Water Use	Notes
Arbutus 'Marina'	Stawberry Tree	15' x 15'	L	-
Cercis canadensis 'Oklahoma'	Eastern Redbud	15' x 15'	M	-
Cercis occidentalis	Western Redbud	15' x 15'	VL	California native
Ginkgo biloba 'Jade Butterfly'	Maidenhair Tree	15' x 10'	M	-
Lagerstroemia spp.	Crape Myrtle	20' x 20'	L	-
Prunus cerasifera 'Krauter Vesuvius'	Purple Leaf Plum	20' x 15'	M	-
Vitex agnus-castus	Chaste Tree	15' x 15'	L	-

Figure 6.5 - Foundation Shrubs (6'+ Wide) Plant Palette

Botanical Name	Common Name	Size (H x W)	Water Use	Notes
Arctostaphylos densiflora 'Howard McMinn'	Manzanita	10' x 10'	L	California native
Ceanothus spp.	California Lilac	Varies	L-M	California native
Dodonaea viscosa 'Purpurea'	Purple Hopseed Bush	16' x 10'	L	-
Feijoa sellowiana	Pineapple Guava	12' x 12'	L	Produces fruit
Heteromeles arbutifolia	Toyon	8' x 8'	VL	California native, Arboretum all-star
Laurus nobilis 'Little Ragu'	Sweet Bay	7' x 7'	L	-
Olea europaea 'Little Ollie'	Dwarf Olive	6' x 6'	VL	-
Prunus caroliniana 'Compactum'	Dwarf Carolina Laurel Cherry	8' x 6'	L	-
Prunus laurocerasus 'Otto Luyken'	English Laurel	3' x 6'	L	-
Rhamnus californica 'Mound San Bruno'	California Coffeeberry	4' x 8'	L	California native
Viburnum tinus 'Spring Bouquet'	Laurustinus	5' x 5'	M	-
Xylosma congestum 'Compacta'	Shiney Xylosma	7' x 7'	L	-

Figure 6.6 - Midground Shrubs (3'-5.5' Wide) Plant Palette

Botanical Name	Common Name	Size (H x W)	Water Use	Notes
Abelia grandiflora 'Kaleidoscope'	Abelia	3' x 4'	L	-
Anigozanthos spp.	Kangaroo Paw	4' x 3'	L	-
Arctostaphylos 'Sunset'	Sunset Manzanita	5' x 5'	L	California native
Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	3' x 2'	L	Flower stalks grow up to 6' tall
Callistemon viminalis 'Little John'	Bottlebrush	3' x 5'	L	-
Lomandra longifolia	Dwarf Mat Rush	3' x 3'	L	-
Loropetalum chinense	Chinese Fringe Flower	Varies	M	-
Monardella villosa	Coyote Mint	1.5' x 3'	VL	California native
Muhlenbergia capillaris	Pink Muhly Grass	4' x 3'	L	
Muhlenbergia dubia	Pine Muhly	3' x 2'	L	-
Muhlenbergia rigens	Deergrass	4' x 4'	L	California native
Myrtus communis 'Compacta'	Common Myrtle	3' x 3'	L	-
Phormium tenax	New Zealand Flax	Varies	L	
Rhaphiolepis umbellata 'Minor'	Yeddo Hawthorne	5' x 3'	L	-
Salvia clevelandii	Cleveland Sage	4' x 4'	L	California native
Salvia microphylla	Baby Sage	3' x 3'	M	-
Teucrium fruticans 'Compactum'	Bush Germander	3' x 3'	L	Arboretum all-star

Figure 6.7 - Foreground Shrubs (1'-3' Wide) Plant Palette

Botanical Name	Common Name	Size (H x W)	Water Use	Notes
Achillea millefolium	Common Yarrow	2' x 2'	L	California native
Carex tumulicola	Berkeley Sedge	2' x 2'	L	California native
Carex testacea 'Prairie Fire'	New Zealand Sedge	2' x 2'	M	-
Dianella revoluta 'Coolvista'	Flax Lily	2' x 2'	L	-
Epilobium canum	California Fuchsia	1.5' x 3'	L	California native
Festuca californica	California Fescue	1.5' x 3'	L	California native, Arboretum all-star
Hesperaloe parviflora 'Brakelights'	Red Yucca	2' x 2'	L	-
Lavandula angustifolia 'Hidcote Blue'	English Lavender	2' x 2'	L	-
Pennisetum alopecuroides 'Little Bunny'	Fountain Grass	2' x 2'	L	-
Penstemon heterophyllus 'Margarita BOP'	Penstemon	1.5' x 2.5'	L	California native
Salvia spathacea	Hummingbird Sage	2' x 3'	L	California native
Teucrium chamaedrys	Wall Germander	1' x 2'	L	-

Figure 6.8 - Groundcover Plant Palette

Botanical Name	Common Name	Size (H x W)	Water Use	Notes
Arctostaphylos 'Emerald Carpet'	Emerald Carpet Manzanita	1' x 5'	M	California native
Baccharis pilularis 'Pigeon Point'	Coyote Brush	2' x 8'	L	California native
Ceanothus maritimus 'Valley Violet'	California Lilac	3.5' x 3.5'	L	California native, Arboretum all-star
Cistus x pulverulentus 'Sunset'	Magenta Rock Rose	2' x 8'	L	-
Coprosma kirkii	Coprosma	2' x 6'	L	-
Grevillea lanigera 'Mt. Tamboritha'	Wooly Grevillea	2' x 6'	L	-
Myoporum parvifolium 'Putah Creek'	Creeping Myoporum	1' x 10'	L	-
Rosmarinus officinalis 'Prostratus'	Creeping Rosemary	2' x 8'	L	-
Trachelospermum asiaticum	Asian Jasmine	1' x 10'	M	-
Rosa spp.	Drift Rose	1' x 3'	M	-
Westringia fruticosa 'Mundi'	Rosemary	1' x 6'	L	-

Figure 6.9 - Vines Plant Palette

Botanical Name	Common Name	Size (H x W)	Water Use	Notes
Campsis radicans	Red Trumpet Vine	20’ x 10’	L	-
Clematis lasiantha	Chapparal Clematis	15’ x 15’	L	California native
Ficus pumila	Creeping Fig	15’ x 15’	M	-
Hardenbergia violacea	Purple Vine Lilac	15’ x 15’	M	Arboretum all-star
Jasminum polyanthum	Pink Jasmine	15’ x 15’	M	-
Macfadyena unguis-cati	Cat Claw	15’ x 15’	L	-
Mandevilla laxa	Chilean Jasmine	15’ x 15’	M	Arboretum all-star

Figure 6.10 - Turf Palette

Botanical Name	Common Name	Size (H x W)	Water Use	Notes
--	90/10Fescue-Bluegrass Blend	--	H	Ornamental use, Bottom of basin, north 5:1 slope of basin
--	Native Mow Free	--	H	Ornamental use. At 3:1 Side slopes of basin

Figure 6.11 - Detention Basin Side-Slope Plant Palette

Botanical Name	Common Name	Size (H x W)	Water Use	Notes
Cercis occidentalis	Western Redbud	15'x15'	VL	California native, Arboretum all-star
Fraxinus latifolia	Oregon Ash	50'x30'	M	California native
Salix laevigata	Red Willow	40'x40'	H	California native
Salix lasiolepis	Arroyo Willow	15'x15'	H	California native
Cornus sericea (stolonifera)	Red-Twig Dogwood	8'x10'	H	Clay tolerant
Mimulus aurantiacus	Sticky Monkey Flower	5'x5'	L	California native
Mimulus cardinalis	Scarlet Monkey Flower	3'x3'	M	California native
Rhamnus californica	Coffeeberry	10'x10'	L	California native
Ribes sanguineum	Pink Flowering Currant	10'x7'	L	California native
Achillea millefolium	Yarrow	3'x12'	L	California native
Aquilegia formosa	Red Columbine	2'x1'	L	California native
Calamagrostis 'Karl Foerster'	Feather Reed Grass	5'x3'	L	--
Carex tumulicola	Foothill Sedge	1'x2'	L	California native
Deschampsia cespitosa	Tufted Hairgrass	3'x2'	L	--
Eschscholzia californica	California Poppy	1'x2'	VL	California native
Festuca californica	California Fescue	2'x3'	L	California native

Figure 6.11 - Detention Basin Side-Slope Plant Palette (continued)

Botanical Name	Common Name	Size (H x W)	Water Use	Notes
Festuca idahoensis	Idaho Fescue	15'x15'	L	--
Festuca rubra	Red Fescue	2'x2'	M	California native
Iris douglasiana	Douglas Iris	1'x2'	L	California native
Juncus effusus	Soft Rush	2'x2'	M	--
Juncus patens	Common Rush	2'x3'	M	Clay tolerant
Mulhenbergia rigens	Deergrass	4'x4'	L	California native
Polystichum minutum	Western Sword Fern	4'x2'	M	California native
Salvia spp.	Sage	4'x4'	L	California native
Salvia spp.	Sage	4'x4'	L	California native

Note: The Detention Basin Plant Palette may include material not included on the the City's approved plant list. However, all plant material listed was chosen for their characteristics which make them appropriate for a detention basin.

Figure 6.12 - Prohibited Trees

Botanical Name	Common Name
Ailanthus spp.	Tree of Haven / Chinese Sumac
Cedrus spp.	Cedar
Crataegus monogyna	English Hawthorn
Eucalyptus spp.	Eucalyptus
Eleagnus angustifolia	Russian Olive / Oleaster
Myoporum laetum	False Sandalwood
Varies (multiple species)	Palm Tree
Robinia pseudoacacia	Black Locust
Schinus spp.	Peppertree
Searsia lancea	African Sumac
Sequoia spp.	Redwood
Tamarix spp.	Salt Cedar

Note: Although certain trees may be approved on the plant palette list, they may be prohibited by the City due to a larger size in particular locations around the community.

Figure 6.13 - Prohibited Shrubs

Botanical Name	Common Name
Acacia dealbata	Silver Wattle
Acacia melanoxylon	Blackwood Acacia
Bambusa spp.*	Bamboo*
Cystisus striatus	Portuguese Broom
Cystisus scoparius	Scotch Broom
Genista monospermum	Bridal Veil Broom
Genista monspessulana	French Broom
Spartium junceum	Spanish Broom
Sesbania punicea	Scarlet Wisteria

* Acceptable if planted within a container or pot. Do not plant directly in the ground.

Figure 6.14 - Prohibited Ornamental Grasses

Botanical Name	Common Name
Arundo donax	Giant Reed
Carex spp.	Sedge
Cortaderia spp.	Pampas Grass
*Pennisetum setaceum**	Fountain Grass*
Stipa tenuissima	Mexican Feathergrass

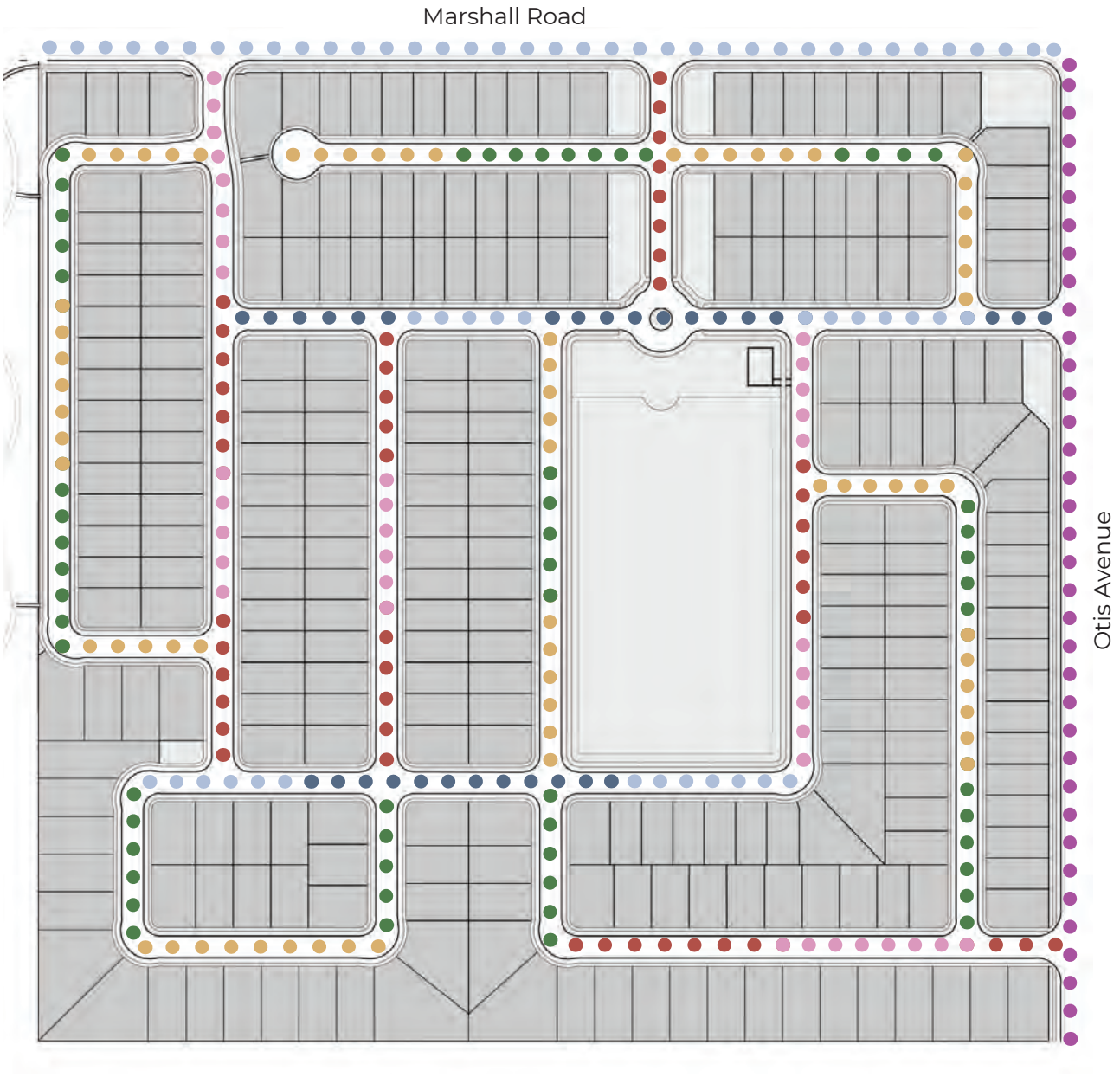
* *Pennisetum setaceum* 'Rubrum' is not invasive and is acceptable to plant.

Figure 6.15 - Prohibited Groundcovers

Botanical Name	Common Name
Carpobrotus edulic	Iceplant
Hedera spp.	English Ivy
Vinca major	Greater Periwinkle

Figure 6.16 - Community Street and Open Space Tree Plan (per City Master Tree List)

- *Quercus lobata* / Valley Oak
- *Ginkgo biloba* 'Autumn Gold' / Autumn Gold Ginkgo
- *Tilia americana* / American Linden
- *Acer buergeranum* / Trident Maple
- *Zelkova serrata* 'Village Green' / Sawleaf Zelkova
- *Pistacia chinensis 'Keith Davey' / Chinese Pistache*
- *Quercus wislizenii* / Interior Live Oak



Notes:

1. Central Park primary trees must use the same tree as Main Avenue.
2. The above dotted lines are not exact locations or counts of trees but a representation of which trees will go onto a specific street in a given pattern.