



# TABLE OF CONTENTS

1	VISION	1-1
2	INTRODUCTION	2-1
3	CONTEXT AND CONDITIONS	3-1
4	COMMUNITY STRUCTURE	4-1
5	PARKS AND AMENITIES	5-1
6	CIRCULATION AND STREETScape DESIGN	6-1
7	DESIGN GUIDELINES AND LANDSCAPE	7-1
8	DEVELOPMENT STANDARDS	8-1
9	PHASING AND INFRASTRUCTURE	9-1
10	ADMINISTRATION	10-1
A	GENERAL PLAN CONSISTENCY	A-1
B	COMMUNITY GARDENS	B-1
C	INFRASTRUCTURE AND ASSESSMENT ESTIMATES	C-1

## LIST OF FIGURES

FIGURE	TITLE	PAGE
FIGURE 2.1	EXISTING GENERAL PLAN LAND USE	2-3
FIGURE 2.2	PROPOSED GENERAL PLAN LAND USE	2-4
FIGURE 3.1	REGIONAL LOCATION	3-3
FIGURE 3.2	LOCAL VICINITY	3-5
FIGURE 3.3	PROPERTY OWNERSHIP	3-7
FIGURE 3.4	EXISTING TOPOGRAPHY	3-9
FIGURE 4.1	VILLAGE STRUCTURE	4-3
FIGURE 4.2	OVERALL LAND USE PLAN	4-7
FIGURE 4.3	THE MEADOWS LAND USE PLAN	4-9
FIGURE 4.4	THE GARDENS LAND USE PLAN	4-11
FIGURE 4.5	THE RESORT LAND USE PLAN	4-13
FIGURE 4.6	THE ARBORETUM LAND USE PLAN	4-15
FIGURE 5.1	PARKS & OPEN SPACE PLAN	5-3
FIGURE 5.2	PUBLIC VERSUS PRIVATE PARKS	5-4
FIGURE 5.3	THE MEADOWS COMMUNITY PARK	5-9
FIGURE 5.4	THE GARDENS COMMUNITY PARK	5-11
FIGURE 5.5	THE RESORT - PRIMARY RECREATION CENTER	5-15
FIGURE 5.6	THE RESORT - SECONDARY RECREATION CENTER	5-16
FIGURE 5.7A	THE RESORT COMMUNITY PASEO	5-17
FIGURE 5.7B	THE RESORT COMMUNITY PASEO	5-18
FIGURE 5.8	PRIVATE 0.3-ACRE NEIGHBORHOOD PARKS	5-20
FIGURE 5.9A	THE ARBORETUM PARK	5-22
FIGURE 5.9B	THE ARBORETUM PARK	5-23
FIGURE 6.1	CIRCULATION PLAN	6-3
FIGURE 6.2	STREET SECTIONS KEY MAP	6-9
FIGURE 6.3A	PERIMETER STREETS	6-10
FIGURE 6.3B	PERIMETER STREETS	6-11
FIGURE 6.4A	PERIMETER STREETS - OPTION A (SPECIMEN TREES)	6-12
FIGURE 6.4B	PERIMETER STREETS - OPTION B (VINEYARDS)	6-13
FIGURE 6.5A	DUNCAN CANYON ROAD/CITRUS AVENUE AT EASEMENT	6-14
FIGURE 6.5B	DUNCAN CANYON ROAD/CITRUS AVENUE AT EASEMENT	6-15



## LIST OF FIGURES (cont.)

FIGURE	TITLE	PAGE
FIGURE 6.6A	COLLECTOR STREETS	6-16
FIGURE 6.6B	COLLECTOR STREETS	6-17
FIGURE 6.7A	LOCAL STREETS	6-18
FIGURE 6.7B	LOCAL STREETS	6-19
FIGURE 6.8A	ARBORETUM TRAIL AT PERIMETER STREETS - WITH OPTIONS	6-20
FIGURE 6.8B	ARBORETUM TRAIL AT COLLECTOR STREETS	6-21
FIGURE 6.9	PUBLIC VERSUS PRIVATE STREETS	6-23
FIGURE 6.10	ENTRIES AND MONUMENTATION	6-25
FIGURE 6.11A	PRIMARY GATED ENTRY	6-30
FIGURE 6.11B	PRIMARY GATED ENTRY	6-31
FIGURE 6.12	PRIMARY NONGATED ENTRY	6-32
FIGURE 6.13	SECONDARY GATED ENTRY	6-33
FIGURE 6.14	SECONDARY NONGATED ENTRY	6-34
FIGURE 6.15A	TYPICAL COMMUNITY ENTRY MONUMENTATION	6-35
FIGURE 6.15B	TYPICAL COMMUNITY ENTRY MONUMENTATION	6-36
FIGURE 6.15C	COMMUNITY ENTRY MONUMENTATION - CITRUS AVENUE AND DUNCAN CANYON ROAD	6-37
FIGURE 6.16A	ICON MONUMENTATION	6-38
FIGURE 6.16B	ICON MONUMENTATION	6-39
FIGURE 6.17A	ROAD ALIGNMENT - SIERRA/GRAPELAND	6-40
FIGURE 6.17B	ROAD ALIGNMENT - CITRUS/CASA GRANDE	6-41
FIGURE 6.17C	ROAD ALIGNMENT - SIERRA/CASA GRANDE	6-42
FIGURE 6.17D	ROAD ALIGNMENT - CITRUS/DUNCAN CANYON	6-43
FIGURE 6.17E	ROAD ALIGNMENT - SIERRA/DUNCAN CANYON	6-44
FIGURE 6.17F	ROAD ALIGNMENT - CYPRESS/DUNCAN CANYON	6-45
FIGURE 6.17G	ROAD ALIGNMENT - CYPRESS/CASA GRANDE	6-46
FIGURE 6.17H	ROAD ALIGNMENT - GRAPELAND/CYPRESS	6-47
FIGURE 6.17I	ROAD ALIGNMENT - SIERRA/TERRA VISTA	6-48
FIGURE 6.18	PEDESTRIAN CIRCULATION, BIKEWAYS AND TRAIL PLAN	6-50
FIGURE 6.19	COMMUNITY FENCING PLAN	6-53
FIGURE 6.20	COMMUNITY FENCING ELEVATIONS	6-54



## LIST OF FIGURES (cont.)

FIGURE	TITLE	PAGE
FIGURE 7.1	TIERED PLANTING	7-33
FIGURE 7.2	LANDSCAPE DISTRICTS	7-37
FIGURE 8.1	CONCEPTUAL PARKING LOCATIONS	8-18
FIGURE 9.1	PHASING PLAN	9-3
FIGURE 9.2	CIRCULATION PHASING PLAN	9-5
FIGURE 9.3	GRADING PLAN AND PHASING	9-7
FIGURE 9.4	WATER PLAN AND PHASING	9-9
FIGURE 9.5	MASTER PLAN OF SEWER	9-11
FIGURE 9.6	DRAINAGE PLAN AND PHASING	9-13
FIGURE 9.7A	STORM DRAIN CONNECTION TO SIERRA LAKES INFILTRATION SYSTEM	9-14
FIGURE 9.7B	WATER QUALITY MANAGEMENT PLAN AND BEST MANAGEMENT PRACTICES	9-15
FIGURE 9.8	RELATIONSHIP TO OFF-SITE PUBLIC SERVICES & FACILITIES	9-19

## LIST OF TABLES

TABLE	TITLE	PAGE
TABLE 2.1	GENERAL PLAN LAND USE DESIGNATIONS	2-5
TABLE 4.1	OVERALL STATISTICAL ANALYSIS	4-6
TABLE 4.2	THE MEADOWS STATISTICAL ANALYSIS	4-8
TABLE 4.3	THE GARDENS STATISTICAL ANALYSIS	4-10
TABLE 4.4	THE RESORT STATISTICAL ANALYSIS	4-12
TABLE 4.5	THE ARBORETUM STATISTICAL ANALYSIS	4-14
TABLE 7.1	GENERAL TIERED LANDSCAPING REQUIREMENTS	7-32
TABLE 7.2	SPECIFIC TIERED LANDSCAPING REQUIREMENTS	7-34
TABLE 7.3	STREETSCAPE LANDSCAPING REQUIREMENTS	7-35
TABLE 7.4	PLANT PALETTE	7-45
TABLE 8.1	RESIDENTIAL DEVELOPMENT STANDARDS	8-20
TABLE 9.1	UTILITY PROVIDERS	9-16
TABLE 9.2	TIMING FOR PRIVATE AND PUBLIC PARKS	9-17
TABLE 10.1	GREEN POINTS CHECKLIST	10-8
TABLE C.1	SPECIFIC PLAN PRELIMINARY PHASING COST ESTIMATES	C-1

