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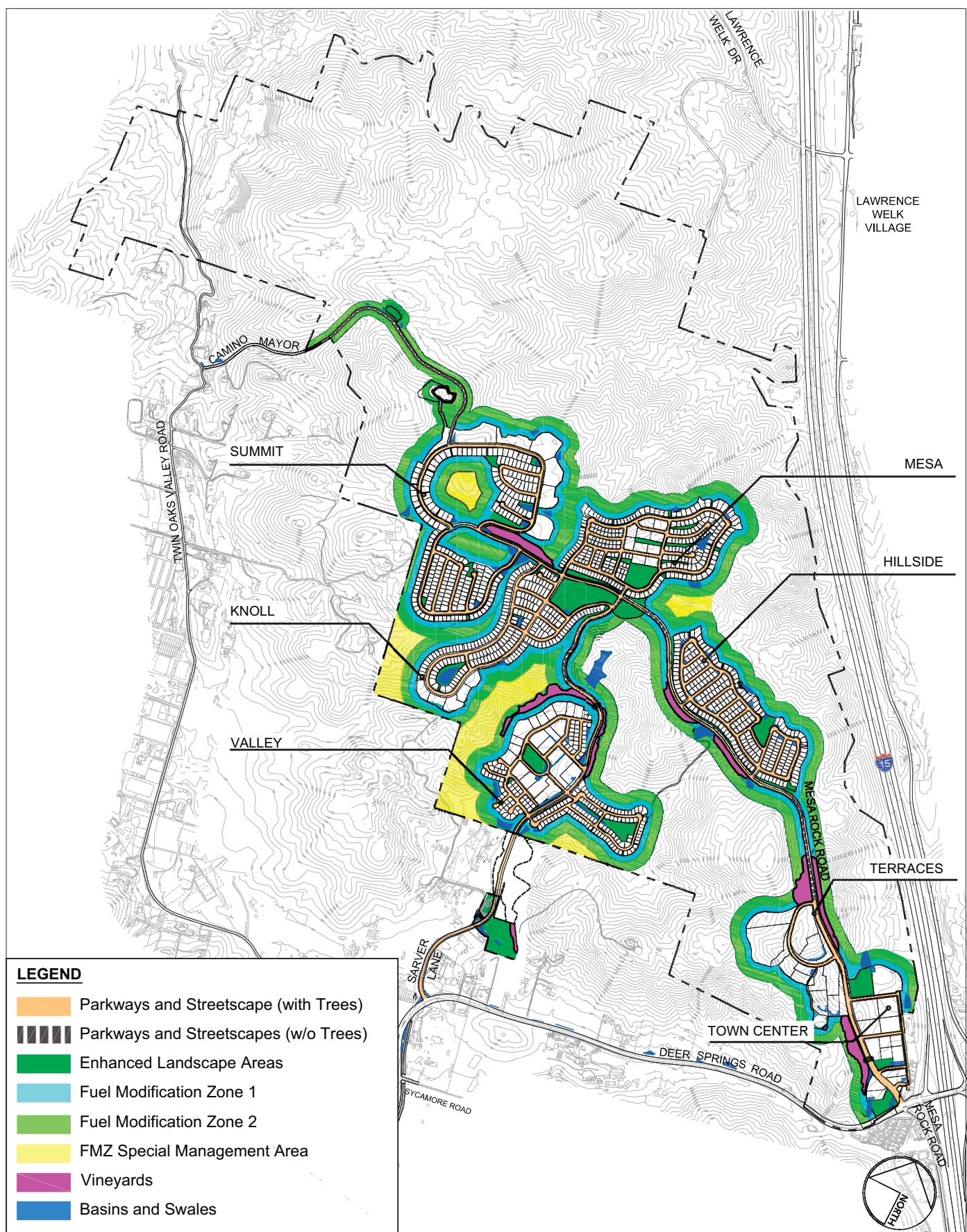


FIGURE 1-18

## Landscape Concept Plan



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*Quercus agrifolia*

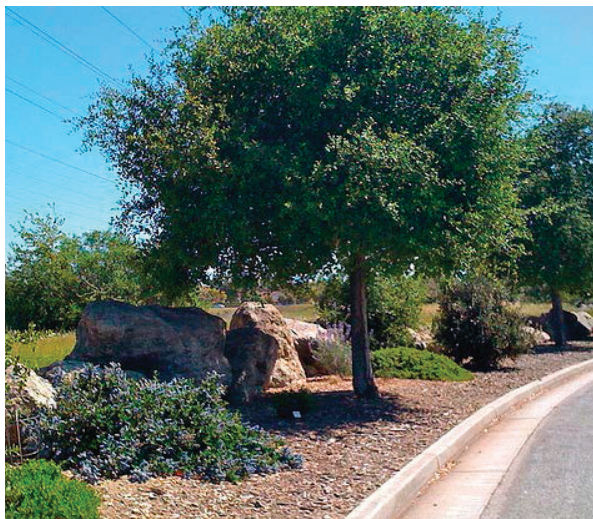


*Quercus englemannii*



©anywhereathome.com

*Streetscape without trees*



*Streetscape with low water use planting*



*Streetscape with low water use planting*

NOTE: IMAGES SHOWN  
HERE DEPICT LANDSCAPE  
CHARACTER ONLY. SEE FULL  
PLANT LIST FOR ALL PLANTS  
ALLOWED IN THIS ZONE.

## FIGURE 1-19 Parkways and Streetscapes

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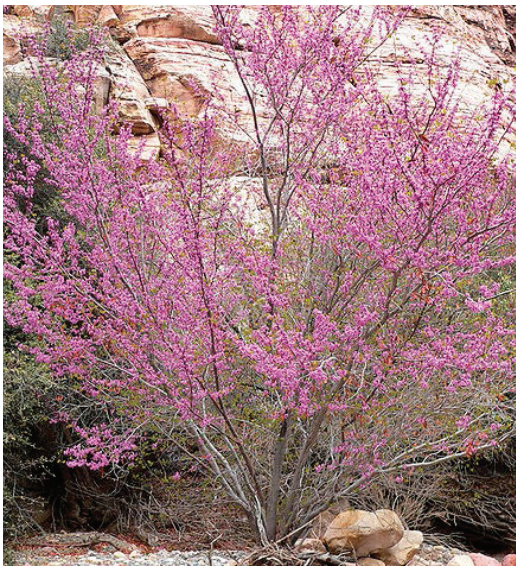
*Chilopsis linearis*



*Alnus rhombifolia*



*Muhlenbergia rigens*



*Cercis occidentalis*



Planted basin with boulders



Planted bioswale with boulders



*Salix gooddingii*



*Juncus patens*

NOTE: IMAGES SHOWN  
HERE DEPICT LANDSCAPE  
CHARACTER ONLY. SEE FULL  
PLANT LIST FOR ALL PLANTS  
ALLOWED IN THIS ZONE.

## FIGURE 1-20 Basins and Swales



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*Hillside vineyards running perpendicular to slope*



*Non-combustible vine supports*

NOTE: IMAGES SHOWN HERE  
DEPICT LANDSCAPE CHARACTER  
ONLY. SEE FULL PLANT LIST FOR ALL  
PLANTS ALLOWED IN THIS ZONE.

## FIGURE 1-21 Vineyards



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*Lyonothamnus floribundus*



*Agave spp.*



*Low water use park planting*



*Pinus torreyana*



*Sporobolus airoides*



*Hesperaloe parviflora*



*Turf for passive play*

NOTE: IMAGES SHOWN  
HERE DEPICT LANDSCAPE  
CHARACTER ONLY. SEE FULL  
PLANT LIST FOR ALL PLANTS  
ALLOWED IN THIS ZONE.

FIGURE 1-22

## Enhanced Landscape Areas

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Zone 1 - Fire resistant plantings along trail



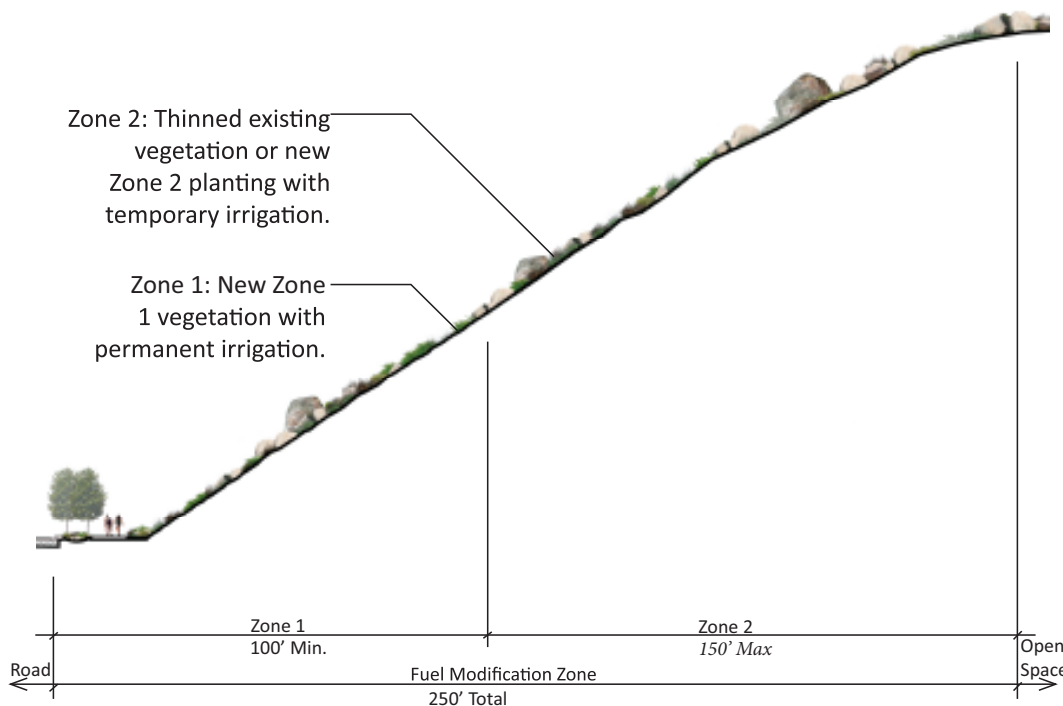
Zone 2 - Fire resistant plantings along trail



Zone 1 - Fire resistant plantings



Zone 2 - Low growing plantings



NOTE: IMAGES SHOWN HERE DEPICT LANDSCAPE CHARACTER ONLY. SEE FULL PLANT LIST FOR ALL PLANTS ALLOWED IN THIS ZONE.

FIGURE 1-23  
**Fuel Modification**

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**Storm Water Management** - Run-off will be managed through state-of-the-art infiltration design techniques.



**Cluster Development** - Cluster development reduces neighborhood footprints and allows for additional open space.



**Natural Drainage** - Natural drainage features shall be incorporated into the overall site design.



**Solar Panels** - All residential homes shall include solar panels as a renewable energy source.



**Low Water Use Landscapes** - Native and Mediterranean plantings shall be used in common areas to reduce irrigation needs.



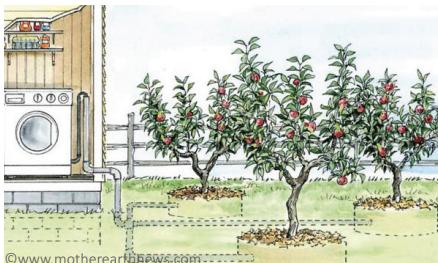
**Connectivity** - Multi-use trails and pathways shall connect pedestrians, bicyclists, and equestrians to parks, schools, open space, and neighborhoods.



**Reduce Turf** - To reduce irrigation and conserve water, the community shall prohibit turf in front yards, and within community street right-of-ways.



**EV Charging Stations** - All single-family residences would be pre-plumbed for EV charging, and EV charging stations would be installed in 3% of the Town Center's commercial core parking spaces.



**Grey Water** - To reduce potable water use for irrigation, detached homes shall be plumbed for grey water re-use in residential yards.



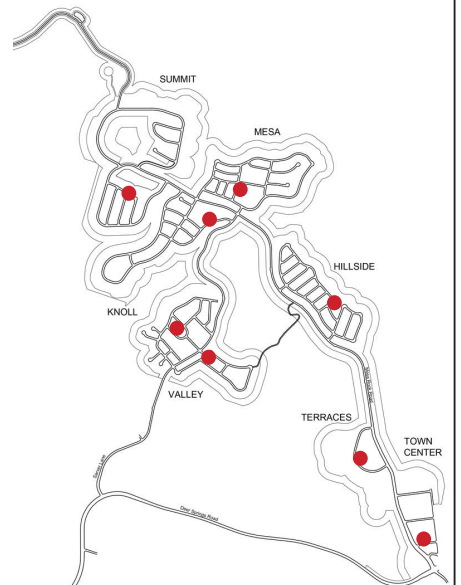
**Passive Cooling** - Deciduous trees shall be planted to provide shading and greater carbon sequestration.



**Green Waste Compost Area** - A green waste collection area shall be provided for landscape waste from common area landscapes.



**Productive Landscapes** - Vineyards will be planted to connect the community to the region's agrarian history.



**Electric Bike Stations** - Electric bike sharing opportunities shall be incorporated in the community to promote connectivity.

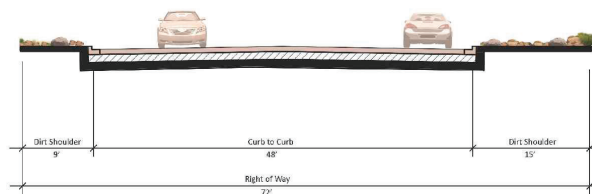
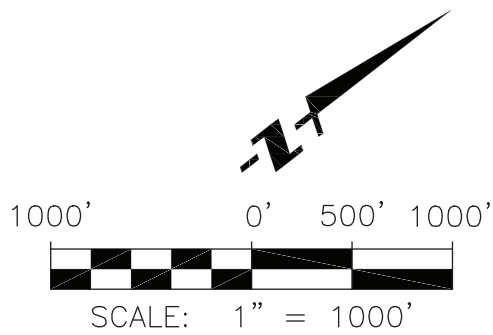
SOURCE: SCHMIDT DESIGN 2016

## FIGURE 1-24 Sustainability Features

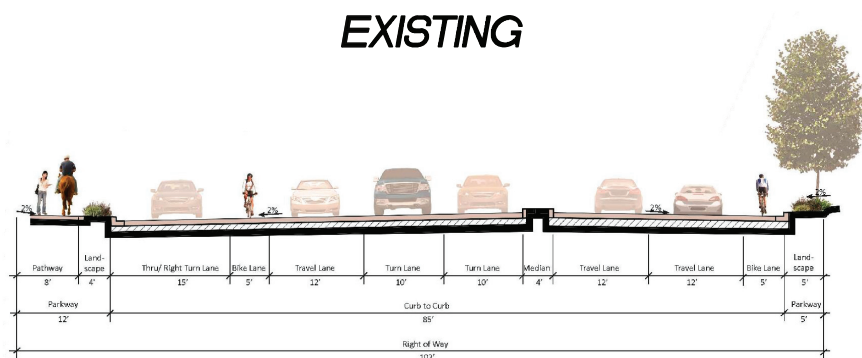
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**EXISTING**



**PROPOSED**

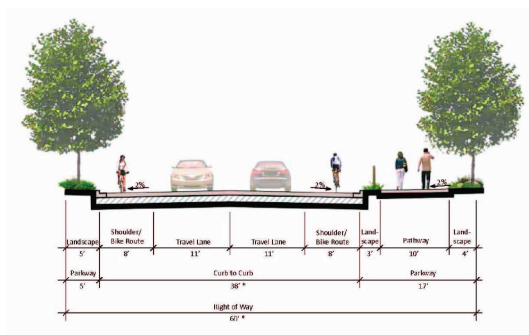
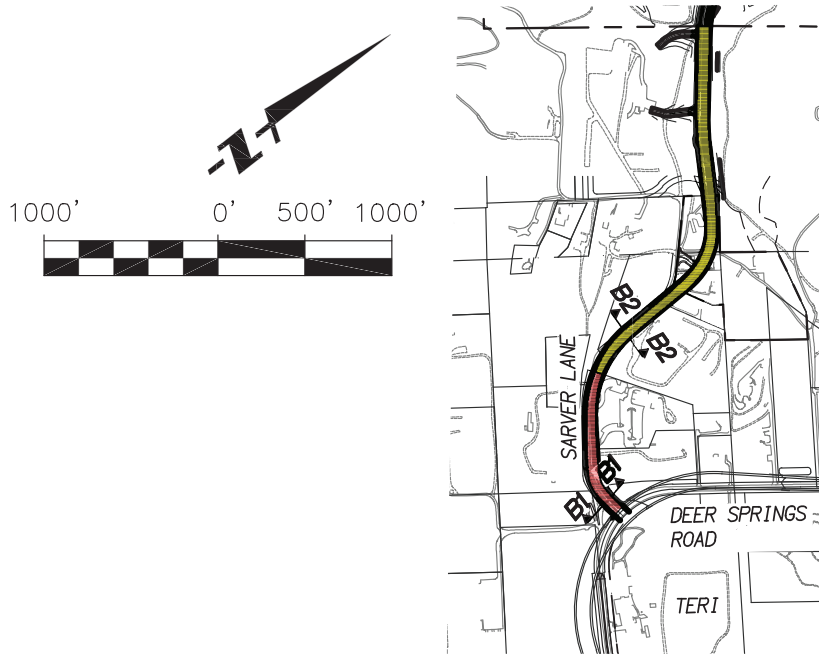
**SECTION A1**

NOT TO SCALE

FIGURE 1-25  
**Mesa Rock Road**

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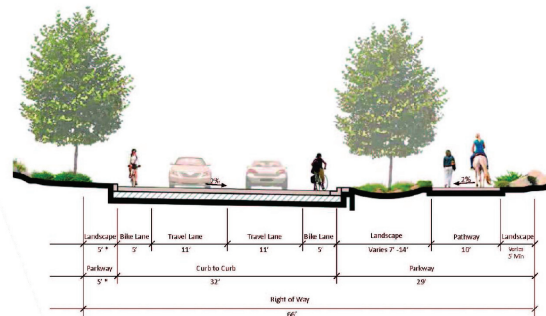


**PROPOSED**

### SECTION B1

2.2E MODIFIED LIGHT COLLECTOR WITH NO MEDIAN  
NOT TO SCALE

\* WIDTH INCREASES BY 12' AS REQUIRED FOR A  
RIGHT TURN LANE AT THE INTERSECTION WITH  
DEER SPRINGS ROAD.



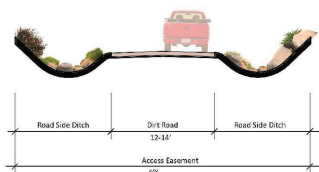
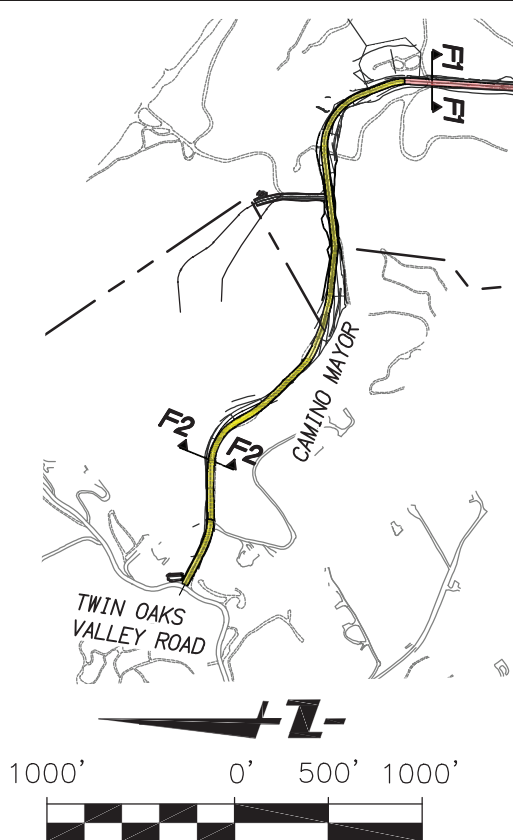
**PROPOSED**

### SECTION B2

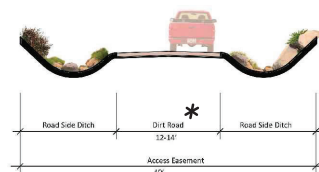
2.2F MODIFIED LIGHT COLLECTOR WITH REDUCED SHOULDER  
NOT TO SCALE

FIGURE 1-26  
**Sarver Lane**

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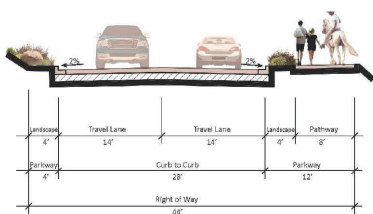


**EXISTING**



\* THE SOUTHERLY 375' OF CAMINO MAYOR IS CURRENTLY PAVED 14' TO 20' IN WIDTH

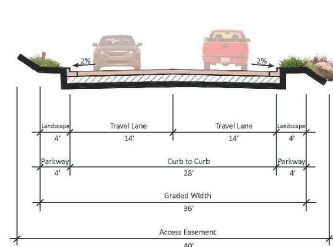
**EXISTING**



**PROPOSED**

**SECTION F1**

NOT TO SCALE



**PROPOSED**

**SECTION F2**

NOT TO SCALE

FIGURE 1-27  
**Camino Mayor**



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SOURCE: SCHMIDT DESIGN 2017

FIGURE 1-28  
Deer Springs Road–Option A



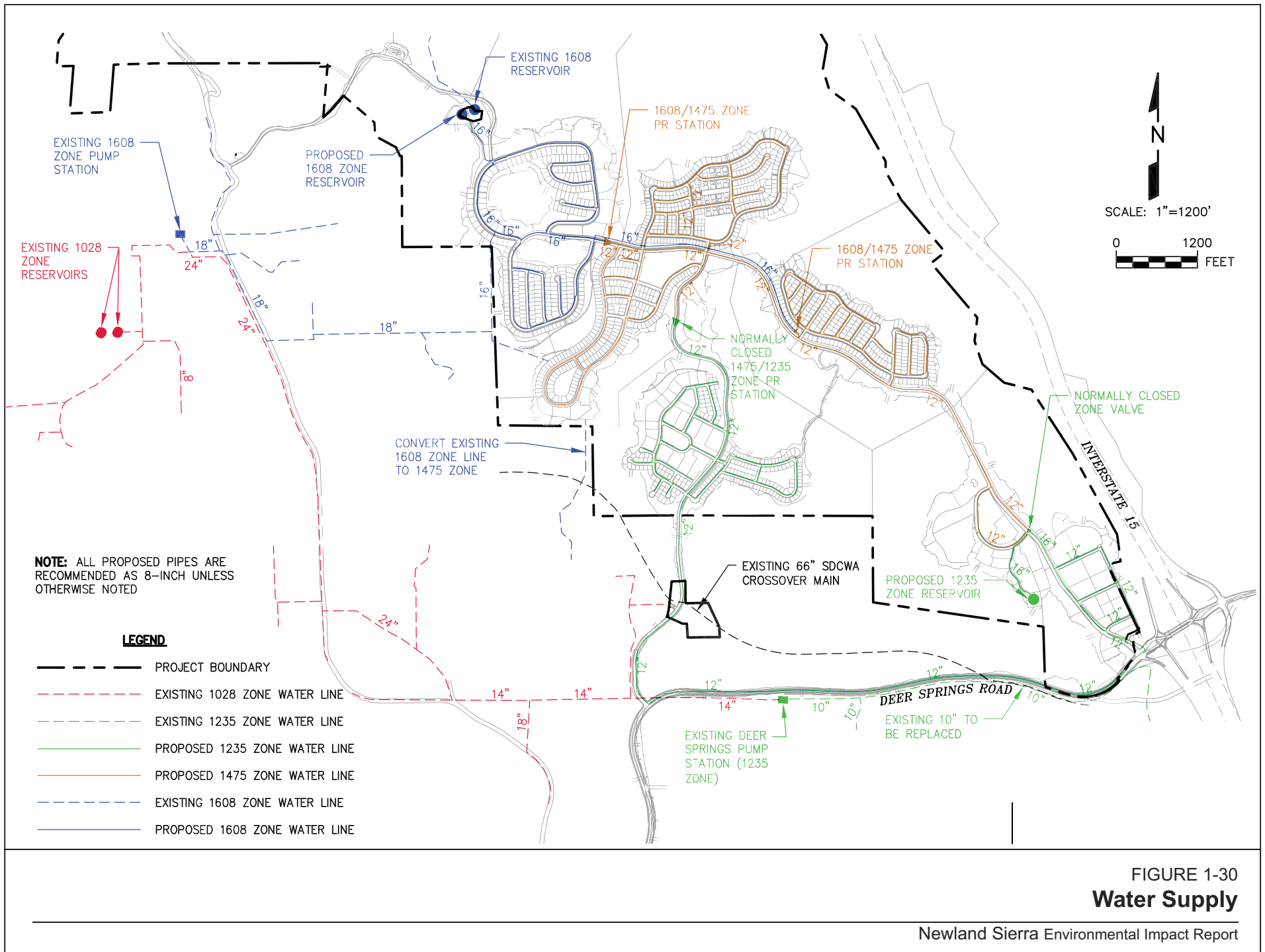
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FIGURE 1-29  
**Deer Springs Road–Option B**  
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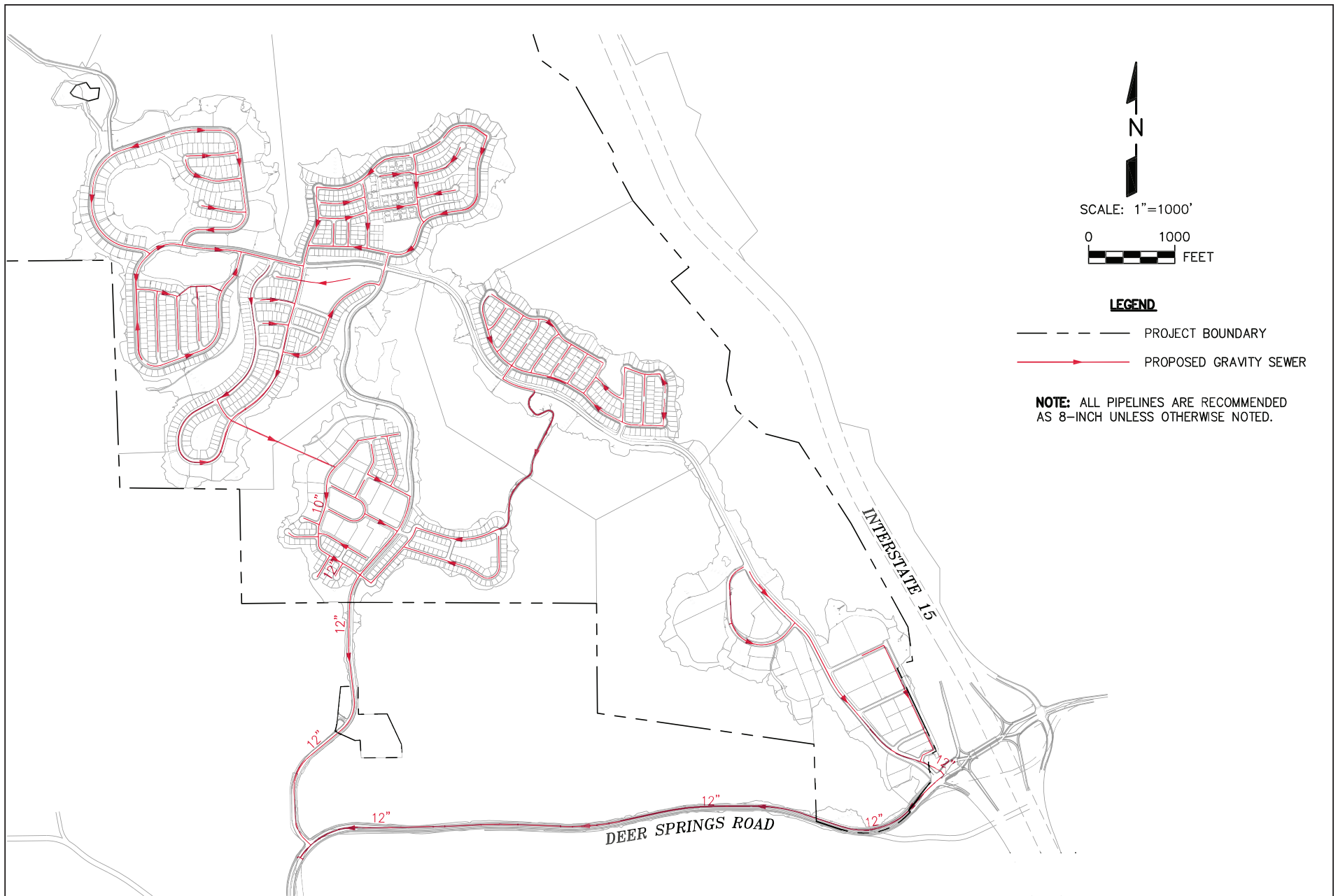
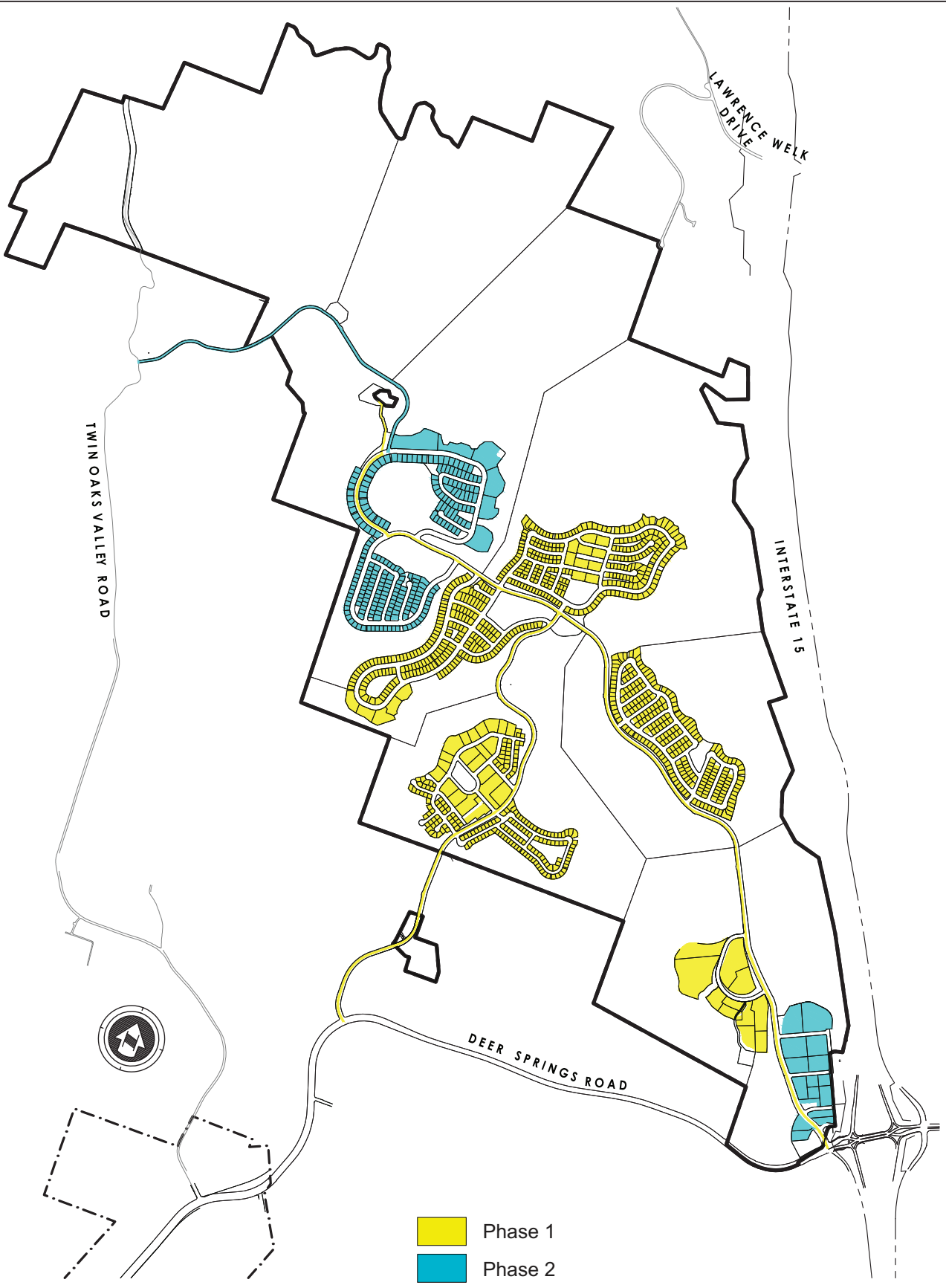


FIGURE 1-31  
**Sewer Collection System**

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SOURCE: FUSCOE 2016

FIGURE 1-32  
**Phasing Plan**

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