



SAGE RANCH

MASTER PLAN COMMUNITY
TEHACHAPI, CA

FINAL MASTER DEVELOPMENT PLAN



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PURPOSE OF THE DESIGN GUIDELINES

These Design Guidelines are intended to complement the recent architecture guidelines approved by the city of Tehachapi and the Landscape guidelines adopted in 2016. These guidelines are also intended to generate and support the small town-scale and physical character intended by the Tehachapi General Plan through the design of appropriate civic/park spaces, landscape and architectural details. However, they are specific to the Sage Ranch development and both the New Urbanist Planning and Architectural Character proposed.

The same principals applied to the city guidelines are adopted here, with additional requirements particular to the housing prototypes proposed and a refined architectural character that is reflected. The guidelines are intended to promote the creative design content and maintain the desired level of quality development that the City and Sage Ranch Development team aspire to.

Application of the guidelines will promote the high level of quality development at Sage Ranch that will:
(The first 9 notes below are drawn directly from the Tehachapi Architecture Design Guidelines)

1. Contribute to a positive physical image and identity.
2. Foster design that is sensitive to both the site, its surroundings, and New Urbanist design.
3. Continue guidance for the orderly development of the City and promote high quality development.
4. Maintain and protect the value of property.
5. Reinforce the importance of the pedestrian with scale and space.
6. Ensure that the architectural design of structures and their materials and colors are visually harmonious with surrounding development.
7. Implement improvements that establish distinctive and high-quality neighborhood character.
8. Encourage excellence in architectural design to enhance the visual character of the city, the character of the community, and mitigate against degradation and depreciation.
9. Promote and protect the health, safety, comfort and general welfare of the community, to promote the standards of appearance in the community and encourage the appropriate use of land within the city.
10. Provide a community of exceptional standard and distinctive character that will be a tribute to the future growth of the City of Tehachapi.

Regarding Landscape Guidelines: Landscape Objectives and specific criteria related to the Sage Ranch landscape development are listed and intended to supplement the city landscape design guidelines.

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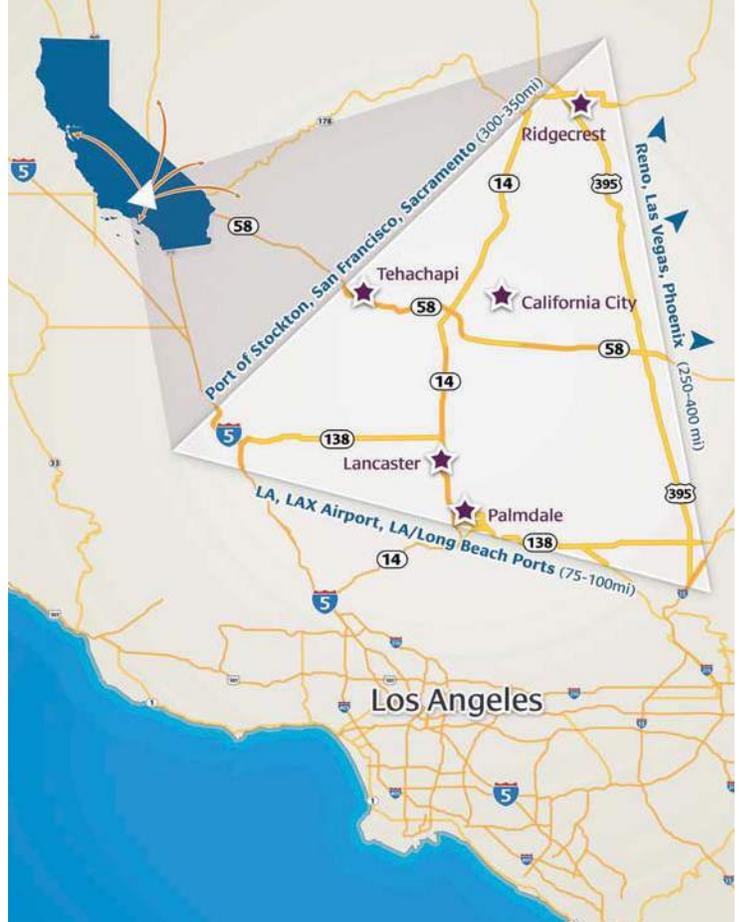
SECTION 1

INTRODUCTION COMMUNITY OVERVIEW



PROJECT OVERVIEW

Sage Ranch is a 138acre site located between the parallel arterial roads of Valley Boulevard and Pinon Street near Downtown Tehachapi. The site is within a half mile from the City Hall and Central Tehachapi, and in close proximity to many shops, restaurants, and public spaces in the Downtown District. It is commonly considered as Urban Infill and located within the T4 Transect Neighborhood General zone as identified in the city zoning code. The T4 zone “is applied to Tehachapi’s general neighborhood areas to provide for a variety of single-family and multi-family housing choices in a small-town neighborhood setting.” An orientation to a variety of residential housing prototypes are promoted as well as a focus on Streetscape and Public Realm considerations.



*Example photo for Design intent

The Principals of New Urbanism are promoted with Traditional Neighborhood Development that encourages walkable and connected streets, strong streetscapes with housing fronting onto the street, reduction in garage impact, absence of a walled community, orientation to a hierarchy of park conditions in close proximity to all homes, and an architectural vernacular that is consistent with the regional and local architectural character. All of these identifying characteristics are embraced within the planning context for Sage Ranch.

- Total Number of Units: 1000
- Builder Project Opportunities: Single Family Homes, Townhomes, Age-Targeted Homes, Apartments
- Land Area: 138 Acres

- Building Area: 1,600,000 SF
- Qualified Opportunity Zone
- Construction Start: Q2 of 2020

VISION STATEMENT

The Master Plan for Sage Ranch is consistent with numerous new planned communities throughout California with an orientation toward smaller lots, less maintenance, walkable communities and access to nearby parks and community amenities. New Urbanist planning and Traditional Neighborhood Design provide the over-riding context for the community development. Realizing that there is a greater orientation to open space in a small-town setting; the 7.2 Home/Acre Gross density is actually lower than most of the new planned communities that are planned throughout California.

The smaller lots allow several strong incentives toward quality community development: Orientation to garden, patio and porch spaces provide more community interaction, less yard maintenance and lower water and energy consumption. The higher density of homes will allow for a Home Owner Association to be developed at much more reasonable cost. The Smaller homes comply with the typical market range between \$250K- \$320K as well, while allowing some higher priced homes to occur with a high anticipation for equity improvement. All homes will be designed with special charm and character reminiscent of the great historic communities in America, with porches fronting beautiful tree lined streets.

Diversity of Housing from Single Family Homes to Townhomes to Age Targeted to Apartments

Local Streets with parking on both sides, enhanced tree canopy and Porch-Front Homes

Connected Streets reminiscent of classic New Urbanist Communities

Roundabouts as iconic and unique community feature

Pedestrian connectivity along curb-separated local streets linked to parks and nodal areas

Enhanced Central Avenue on axis leading to Central Park

Hierarchy and Diversity of Parks and Recreation Uses

Central Park with Clubhouse, Central Plaza, Open Meadow and variety of recreation uses



Master Plan Vision

TEHACHAPI LIFESTYLE

The city of Tehachapi is well known for its community activities and strong civic pride. Locals love the family and social opportunities that are prevalent there. It seems every weekend has something happening whether it is the rodeo, a cycle or running event, farmers markets, shopping events, high school football, and the many other numerous civic and charity events.



The natural beauty of this Mountain Town and surroundings provide so many opportunities for hiking, horse-riding or just enjoying the scenery. The holidays are also highly celebrated with festivities and opportunities to express the local pride in community and country. Tehachapi is a special place, where new home buyers can take advantage of the multitude of activities offered and enjoy a mountain lifestyle that most people can only dream of.



MARKET FOCUS

The Market Orientation provided the planning for 1000 total dwelling units at an overall gross density of 7.2Homes/Acre. Eight different housing prototypes ranging from 5,500 SF Single Family lots with 2,600 SF Homes to Single Story Attached Homes at 950 SF define the for-sale market. Apartments constructed at a condominium specification are also included with a range of 750-1,200 SF. There is a diversity of housing options within the community that appeal to a large demographic and wide variety of income buyers. Current Market speculation is that about 20% of the buyers will be local homeowners, with the 80% balance anticipated for out of town buyers.

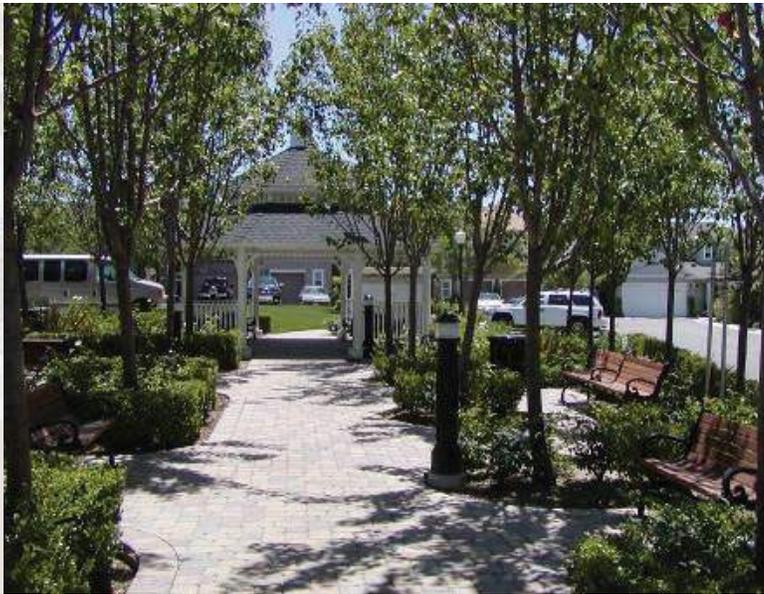


These buyers are anticipated to come from the large sophisticated population of engineers and skilled tradesmen related to the aeronautical and high-tech engineering involvements in the Mojave and Kern County Area. Northrup Grumman, Tesla, Space X, Edwards Air Force Base, NASA and numerous other engineering affiliations all have regional involvements with high paid and affluent employees. Tehachapi provides a cooler environment to live in within closer proximity to these employment centers, and has reflected a strong market for young family and millennial buyers. The recent opening of the Adventist Regional Hospital in Tehachapi and the current construction of a Walmart store are strong signs of the current optimism and growth in the community. The 55+ senior market is also strong and numerous 1 story options are presented for this age-targeted emphasis. In general, the community has been planned to appeal to the wide array of buyer opportunities that are prevalent in the Tehachapi area.

CHARACTER OVERVIEW



Parks and Community Amenities will be a strong part of the community. A hierarchy of community, neighborhood and pocket parks is proposed. The Central Park at an approximate 4-acre size will provide the heart of the community and is planned to provide numerous active and passive park amenities. An iconic community building is proposed to allow gathering functions with kitchen, meeting room and bathrooms.



Another large 3-acre park along Valley Boulevard will provide numerous active park uses and provide an impressive edge to the community. A variety of sports fields, sports courts, barbecue and social areas, playgrounds, garden areas and open space play areas are planned. A series of smaller pocket parks are also planned; all within a short walking distance of any home in the community. The apartment project may have an enclosed pool area and gym for the use of its tenants.



STREETSCAPE OVERVIEW

Streetscape at Sage Ranch is another significant feature of the community with a strong focus to “Complete Streets” and to connected streets throughout the community. There are multiple access points to traffic access in all directions; planned to allow the smooth flow of traffic and not to rely on single access points which can create congestion. All streets are planned with curb separated sidewalks and tree lined parkways adjacent to the roads. The intent is to create a strong street tree character allowing abundant shade conditions. The vast majority of garages will be accessed through enhanced alley conditions, allowing architecture to front the streets with parallel guest parking directly in front of homes. Other special features will include a central theme road which ends in both directions from Valley Blvd and Pinon Street to a central park.

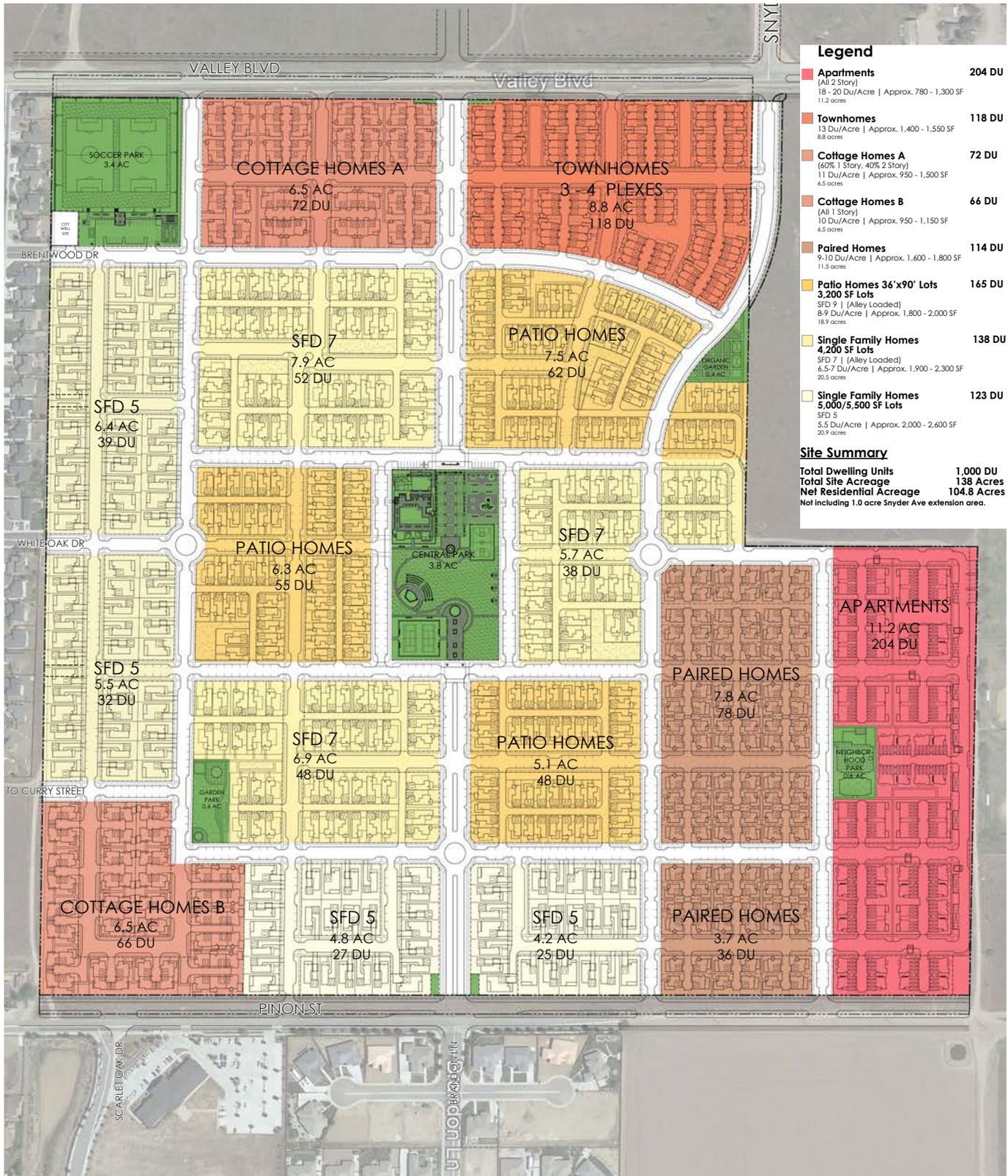


This central theme road will have a median, with porch-fronting homes and special landscape enhancement. Another special feature is the development of neighborhood roundabouts within the community, providing a unique and special character element. Special emphasis has been put on the design of these roundabouts to allow the safe and smooth flow of auto, bicycle and pedestrian traffic.

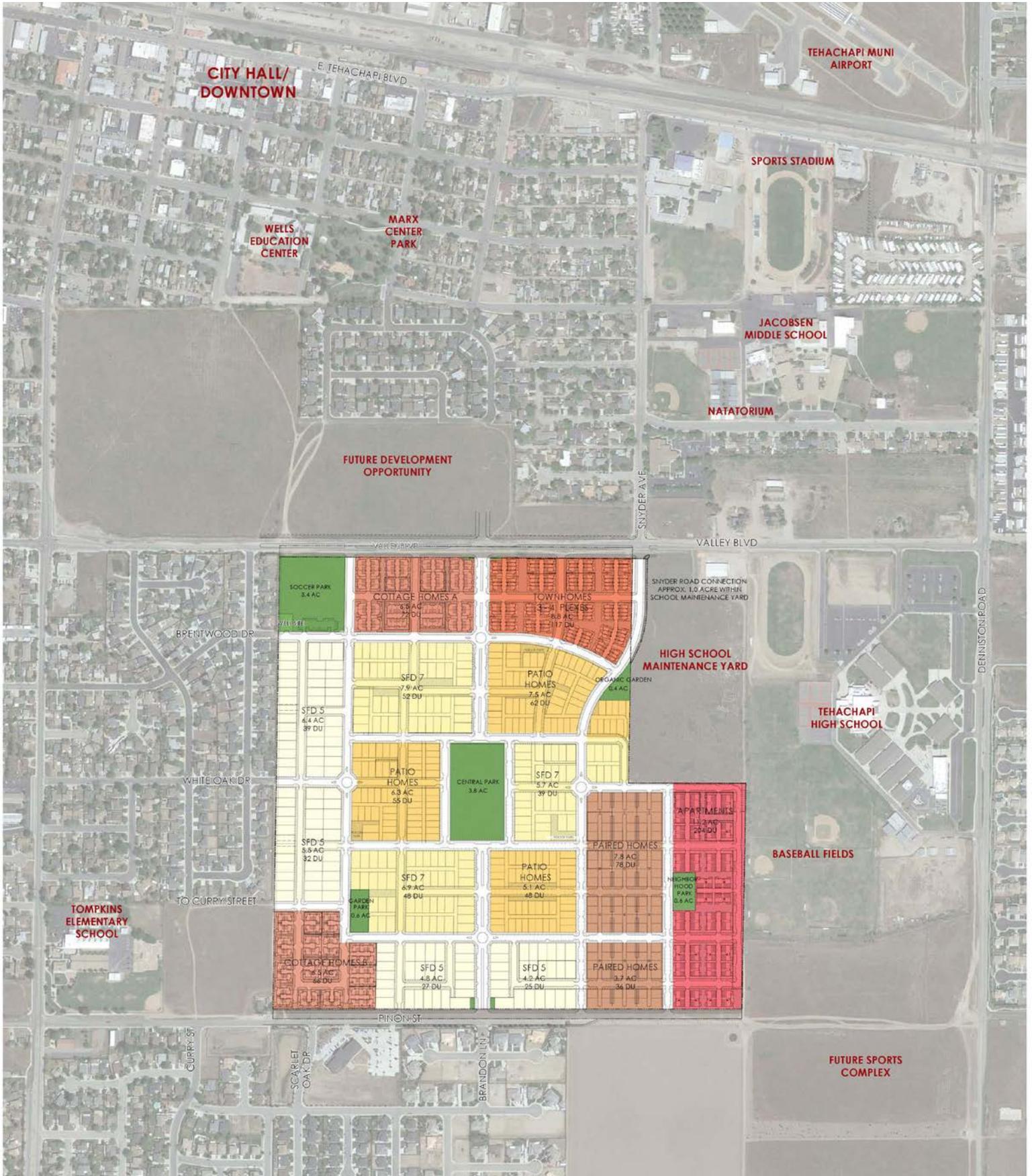
Other special features include the widening of landscape parkways along both Valley and Pinon Street to allow more street trees and landscape edges. Special planning has also been included at perimeter edges of the community to allow deeper lot setbacks and landscape.



LAND USE PLAN



SURROUNDING LAND USE CONTEXT



SECTION 2

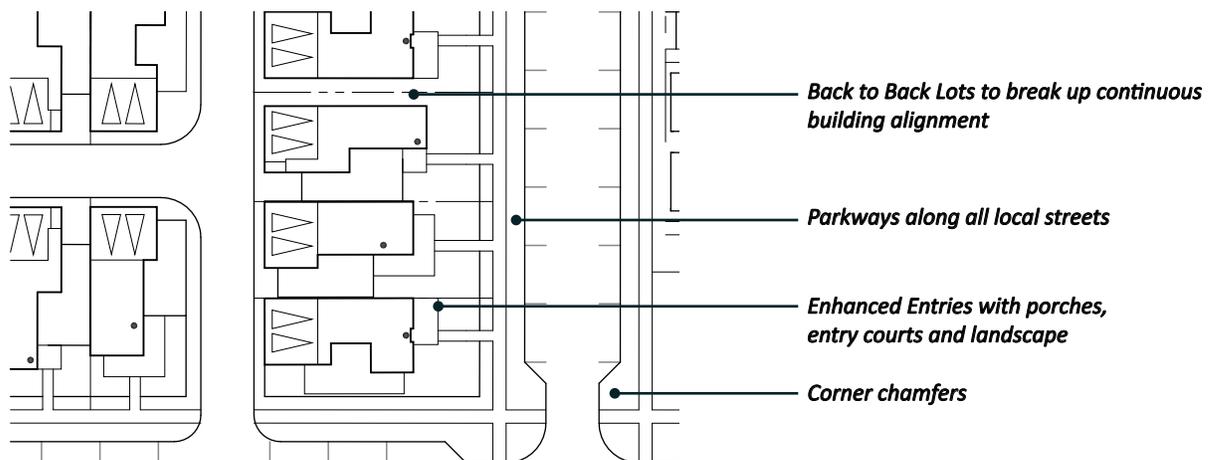
COMMUNITY DESIGN



NEIGHBORHOOD CRAFTING

The following criteria are required for implementation within all streets, neighborhoods and open space conditions:

1. Street chamfers (tapers) are required at all arterial and local street corners to increase landscape area and promote shorter road crossings. Street chamfers must extend minimum 25' with typical 30' from street corners. Street chamfers are also recommended at primary mid-block locations where pedestrian traffic prevails.
2. Side yard Fencing setbacks from all sidewalks must be a minimum of 3', with minimum 5' preferred. Interim space to be landscaped with shrubs and trees where possible.
3. Rear elevations within public view need to reflect enhanced detail elements, which may include enhanced window treatments, color accents, overhangs, balconies, and special features.
4. All streets except private alleys shall have curb-separated sidewalks.
5. Front porches, pre-entry courtyards, and/or enhanced entry treatments are required for all homes fronting public streets.
6. Parking lot areas (where occur) will be screened by either low walls, hedges, and tree massing.
7. All street and perimeter setbacks are required to conform to the setback criteria listed for the building prototypes.
8. Alleys within neighborhoods are required to have at least one tree per unit average (appropriate scale) along alley access conditions.
9. Accent paving is required at significant intersections, roundabout areas, alley court conditions, and strategic locations with high use or visibility.
10. Front entry garages are required to have varied setbacks, access conditions, and entry character. Mid-recess and deep recess garages are encouraged. No 3 car garages along the street are allowed. All front entry garages shall be set back behind the front porches or behind the primary unit face a minimum of 10'. Side-on garages are not allowed.
11. In back to back zero lot line conditons, a minimum 10' building separation is required.
12. Builders are required to maintain the road system established. Up to a 5% reduction in square footage from the February 11, 2019 Planning Commission approval is allowable at staff level review. More than a 5% reduction will require Planning Commission review. There is no limit to increases in square footage.



Typical Neighborhood Layout

SITE PLAN

The Site Plan was developed to provide the allocation of 8 different housing prototypes allowing a varied mix of buyer opportunities within a neighborhood structure. An appropriately scaled block form is developed that complies with the Zoning T4 Zone Neighborhood Standards, allowing great connectivity within groupings of diverse neighborhoods.

A hierarchy of parks is planned to comply with the Pedestrian Shed criteria in which all homes are within a quarter mile of a park/civic use. Parks are also diverse in character to provide a multiple of community amenities and activities. All neighborhoods are required to tie into adjacent park and streetscape conditions to provide a seamless community context.

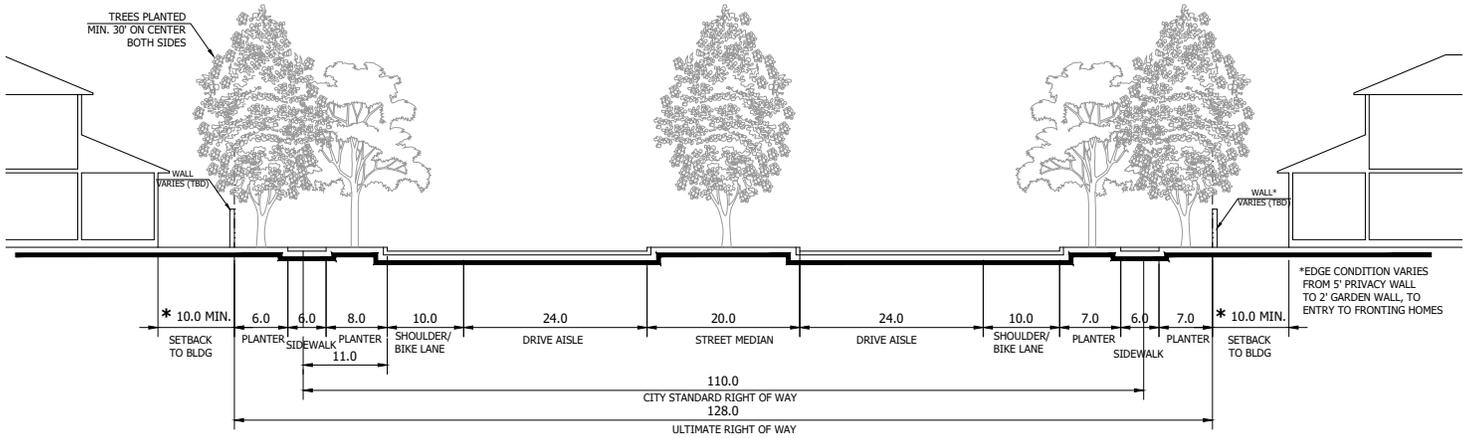


CIRCULATION PLAN

The circulation planning for Sage Ranch follow New Urbanist Principles while allowing 12 varied connections to adjacent street systems and thereby allowing a connected street system and alleviation of traffic concerns. The Hierarchy of streets includes a Central enhanced Avenue as a primary entry into the community and leading to the Central Park from both Perimeter Arterials Valley Blvd and Pinon Street. Secondary local streets throughout the project typically provide parallel parking on both sides with direct access to fronting homes accessed from alleys. Roundabouts were also incorporated into the street system at strategic locations to provide safe flow of traffic and act as an iconic community statement. Each neighborhood block is required to maintain the road system and standards designed, although lot and alley conditions within the block format may be revised pending new lot criteria. Up to a 5% reduction in square footage from the February 11, 2019 Planning Commission approval is allowable at staff level review. More than a 5% reduction will require Planning Commission review. There is no limit to increases in square footage.

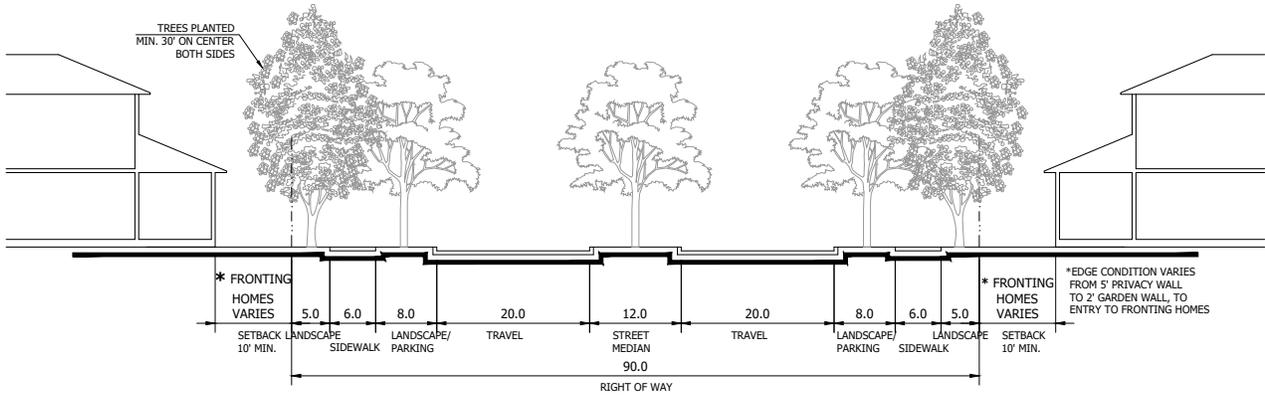


STREETSCAPE

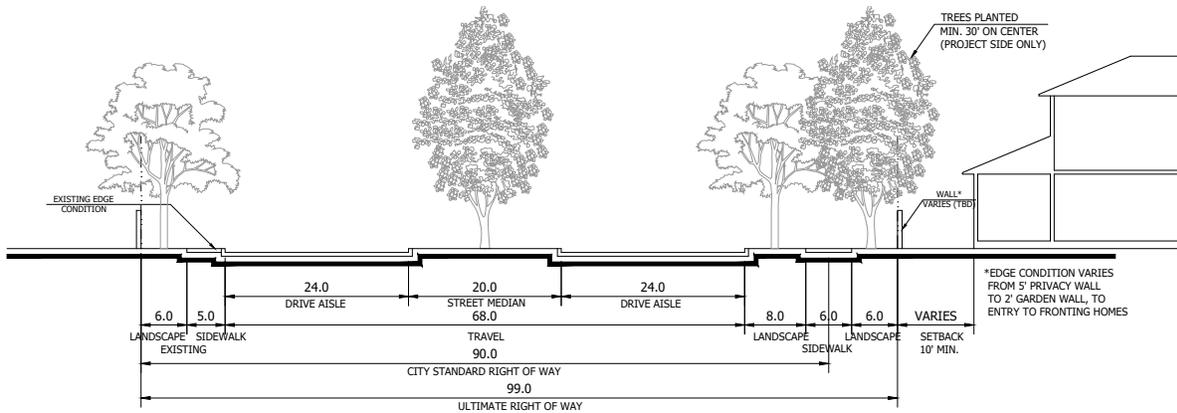


MAJOR ARTERIAL - VALLEY BLVD ROAD SECTION

NOTE: 1) ROW WIDENING BY 9'0" ON BOTH SIDES FROM CITY STANDARD - TO ALLOW ENHANCED LANDSCAPE EDGE CONDITIONS
 2) UPDATED 7/22/20 TO REFLECT TRAVEL LANES AND ON-STREET BIKE LANES BOTH SIDES



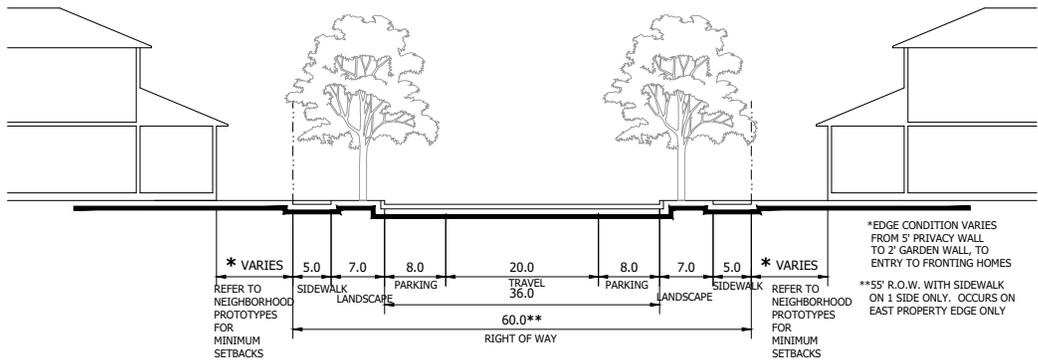
CENTRAL AVENUE



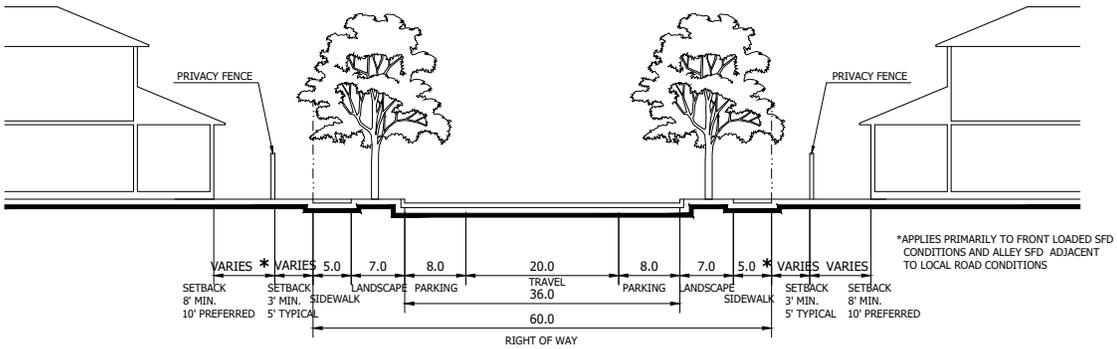
NOTE: 1) ROW WIDENING BY 9'0" ON NORTH SIDE FROM CITY STANDARD - TO ALLOW ENHANCED LANDSCAPE EDGE CONDITIONS
 2) UPDATED 9/14/20 TO REFLECT CENTRAL MEDIAN

MINOR ARTERIAL - PINON ST

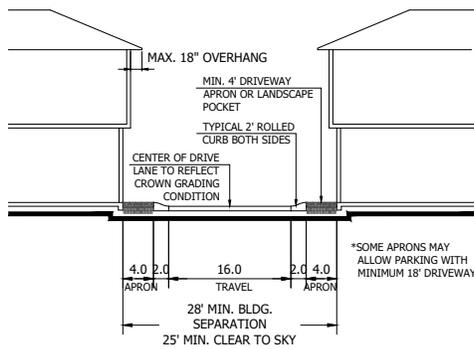
STREETSCAPE



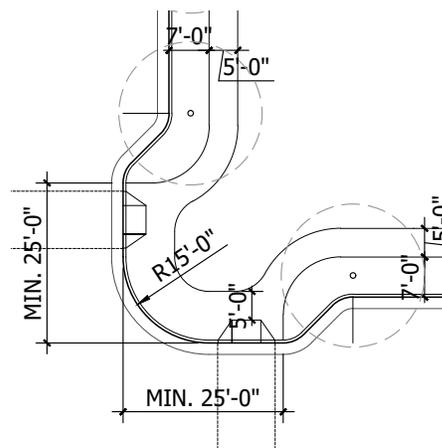
LOCAL ROAD SECTION



ALTERNATIVE TYPICAL STREET EDGE CONDITION



TYPICAL ALLEY SECTION



TYPICAL CORNER TAPER PLAN

Note: Roundabout design per civil engineer

SIGNAGE AND MONUMENTATION

Signage and Monumentation Exhibits have been submitted to the City for review. Pending their approval they will be submitted within the Precise Development Plan Process.

PARKS AND OPEN SPACE

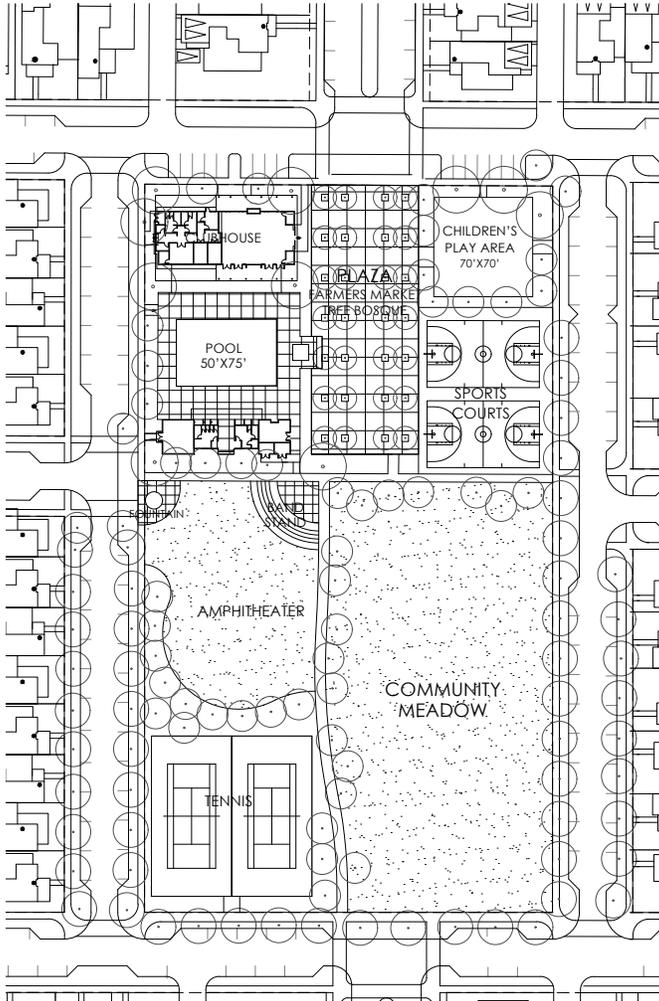
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Another large 3 acre park along Valley Boulevard will provide numerous active park uses and provide an impressive edge to the community. A variety of sports fields, sports courts, barbecue and social areas, playgrounds, garden areas and open space play areas are planned. A series of smaller pocket parks are also planned; all within a short walking distance of any home in the community. The apartment project shall have an enclosed pool area and gym (or equivalent facilities as approved by the City) for the use of its tenants.

The parks and community buildings will be constructed by the master developer. Builder responsibility is to tie into edge conditions where applies. The apartment amenities and clubhouse are requirements of the apartment builder.

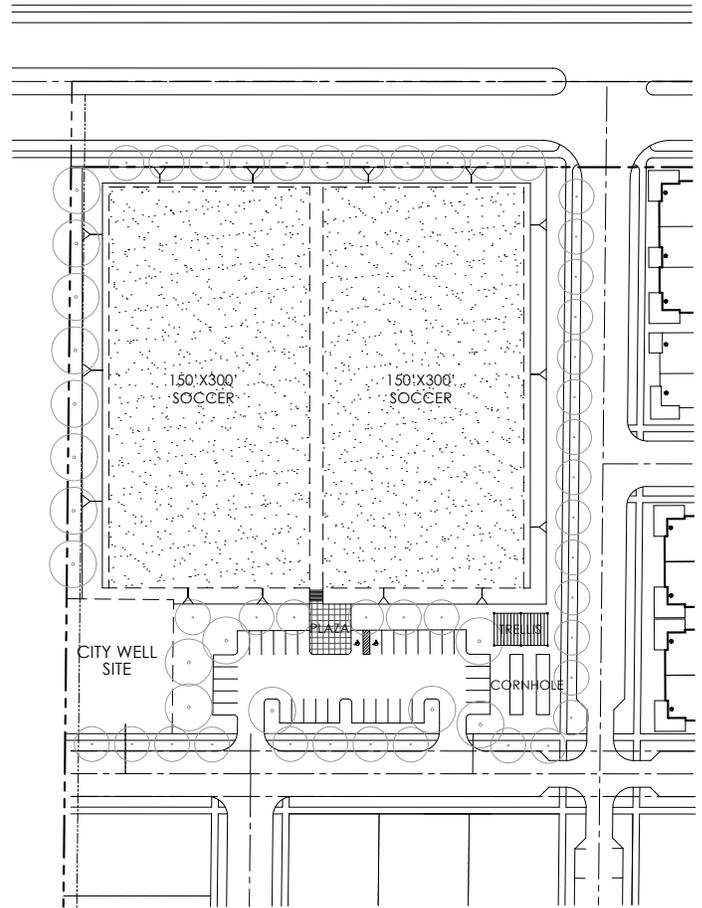


PARKS PLANS



CENTRAL PARK PROGRAM 3.8 ACRES

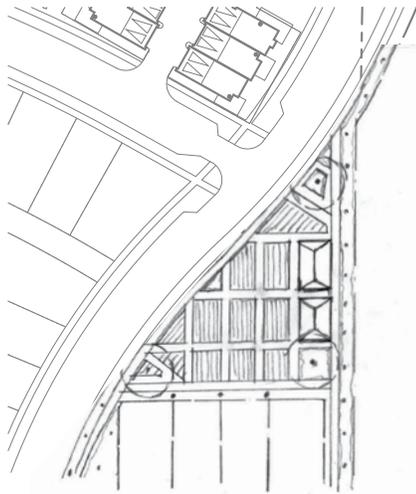
- COMMUNITY CLUBHOUSE - 3,500 SF
 - INFORMATION CENTER
 - LOUNGE AREA
 - KITCHEN
 - GYM / YOGA
 - MEETING ROOM
 - GAME ROOM
- POOL / JACUZZI
- CENTRAL PLAZA / EVENTS AREA
- PLAYGROUND
- SPORTS COURTS (2)
- TENNIS COURTS (2)
- OPEN MEADOW
- AMPHITHEATER / BANDSTAND
- FOUNTAIN PLAZA
- FRUIT ORCHARD
- PERIMETER PARKING - 60 STALLS



SOCCER PARK PROGRAM 3.4 ACRES

- SOCCER FIELDS (2)
- ENTRY PLAZA
- TRELLIS/BATHROOM AREA (2)
- PICNIC AREAS / SEATING
- CORN HOLE (2)
- PARKING - 36 STALLS
- DETENTION BASIN (2.5 ACRES)

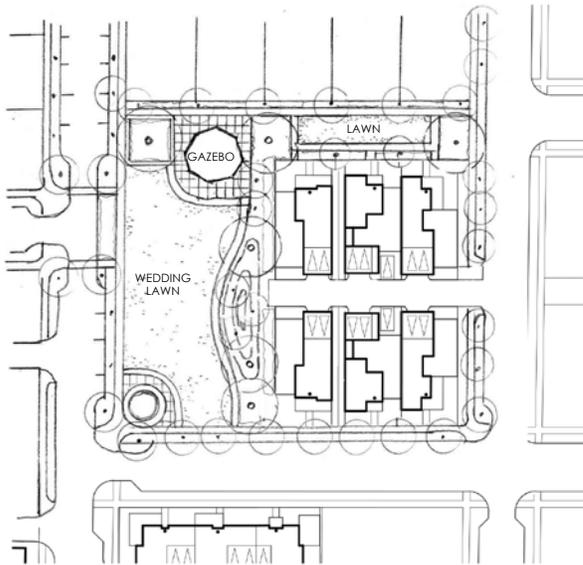
PARKS PLANS



NEIGHBORHOOD PARK 1 COMMUNITY GARDEN 0.4 ACRES

PARK PROGRAM

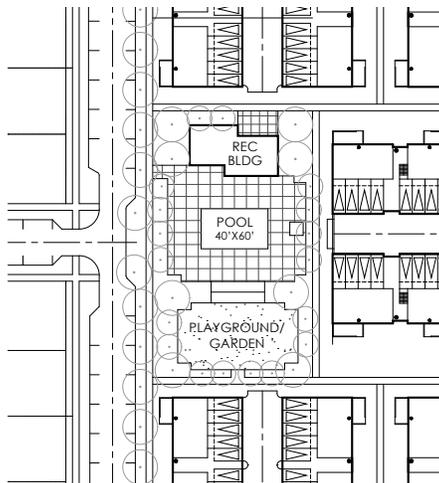
- COMMUNITY GARDEN
- VARIOUS RAISED FARM PLOTS
- FARM SHEDS
 - EQUIPMENT / SUPPLY STORAGE
 - SHADE AREAS
 - SEATING
 - PRODUCE STAND
- SPECIMEN SHADE TREES



NEIGHBORHOOD PARK 2 WEDDING/PASSIVE GARDEN 0.6 ACRES

PARK PROGRAM

- ENHANCED LANDSCAPE
GARDEN CONCEPT
- OPEN GAZEBO
- LAWN / EVENTS AREA
- ROSE GARDENS
- SEATING AREAS

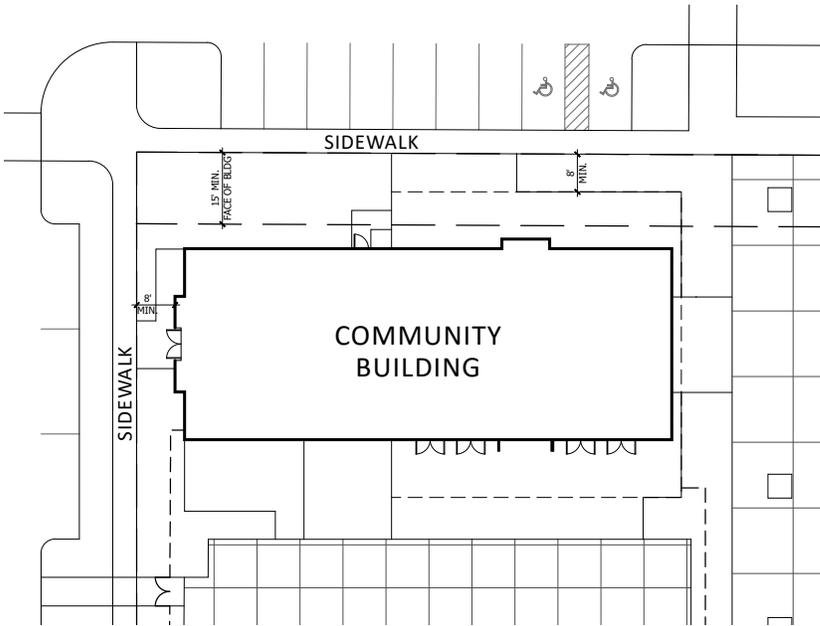


APARTMENT RECREATION AREA (PRIVATE TO APARTMENTS) 0.6 ACRES

PARK PROGRAM

- REC/LEASING BLDG - 2,000 SF
 - LOUNGE AREA
 - LEASING OFFICE
 - SMALL KITCHEN
 - MEETING ROOM
 - SMALL GYM
- POOL - 40' X 60'
- JACUZZI
- BBQ
- GARDEN AREA / PLAYGROUND

COMMUNITY BUILDING



Community Building Design Criteria

- Front to Back of Sidewalk** 8' Min. To Covered Porch
15' Min. To Face of Building
- Side to Back of Sidewalk** 8' min. 10' Preferred
- Side to Plaza or Park Edge** 8' Min.
- Building Height** 1 Story with Barn Ht. preferred
2 Story allowed. 35' Ht. Maximum
- Parking Criteria** 4 Spaces for every 1000 SF
Parking required directly in Front - or adjacent street parallel parking within 200' of building.
- Architecture Style** 1 Singular Style
Farmhouse Architecture Preferred.
Other styles within Guidelines
Style criteria are allowed



Conceptual Community Building Farmhouse Design

SUSTAINABLE PRINCIPLES

A Responsible Sustainable Approach will be applied to all elements of the Sage Ranch Community. In compliance with state standards; all Single-Family homes will have PV roof panels, with Attached homes having shared energy panels. All homes will respect smart house principals with energy savings devices, systems controls, and efficiency components. Water consumption will be reduced for parks and open space areas with reclaimed water connections to nearby non-potable water systems. Low flow irrigation technologies and drought tolerant landscaping will be promoted. Local materials will be sourced, with reclaimed materials promoted. Trash recycling will be included as a community standard with separate bins and receptacles. The end result will be a community with a strong emphasis on conservation and sustainability with lower power, energy and water consumption.



*Example photo for Design intent

LIGHTING

Lighting Guidelines

Lighting requirements must comply with the zoning code item 4.4-.090 Lighting and code 4.50.080 Parking Lot Lighting – as listed below. They must also take into consideration provisions as indicated in the City of Tehachapi Subdivision and Development Standards, and The Greater Tehachapi Area Specific & Community Plan. (Primarily related to Dark /Skies development principles) The Sage Ranch EIR also reflects adherence to Dark Sky principles to be taken into consideration. Additional requirement specific to Sage Ranch are also listed below the code requirements:

4.40.090 Lighting

A. Purpose and Intent

1. This section provides standards for outdoor lightning of non-residential uses to minimize light and glare on adjacent properties. (we assume this relates to parks, open spaces and streetscapes at Sage Ranch)
2. The intent of these standards is to limit outdoor lighting the minimum necessary for safety and security.

B. Development Standards

1. Fixture Height

- a) Outdoor light fixtures shall be limited to 20 feet height.
- b) The Review Authority may approve a fixture in excess of 20 feet if it determines that the additional height will provide lighting that complies with City standards.

2. Fixture Energy-efficiency. Outdoor lighting shall utilize energy-efficient (high pressure sodium, low pressure sodium, hard wired compact florescent, or other lighting technology that is of equal or greater energy efficiency) fixture lamps.

3. Light and Glare

- a) Lighting fixtures shall be shielded or recessed to minimize light bled to adjoining properties, by ensuring that the light source (e.g., bulb, etc.) is not visible from off the site and confining glare and reflections within the boundaries of the site to the maximum extend feasible.
- b) Each light fixture shall be directed downward and away from adjoining properties and public rights of way, so that no on-site light fixture directly illuminates an area off the site.
- c) Illumination levels shall comply with City standards.

4.50.080 Development and Maintenance of Parking Lots

E. Parking Lot Lighting

1. Any lighting used to illuminate a parking lot shall be directed and shielded as to not illuminate surrounding properties.
2. Light standards shall be in scale with the project setting; however in no case shall light standards exceed 20 feet in height measured from top of grade to the highest point of the equipment. In instances where it can be established that additional height is required for health and safety reasons, an additional five feet in height is allowed subject to review and approval by the Director. (DRC)

Sage Ranch Project Specific Lighting Guidelines

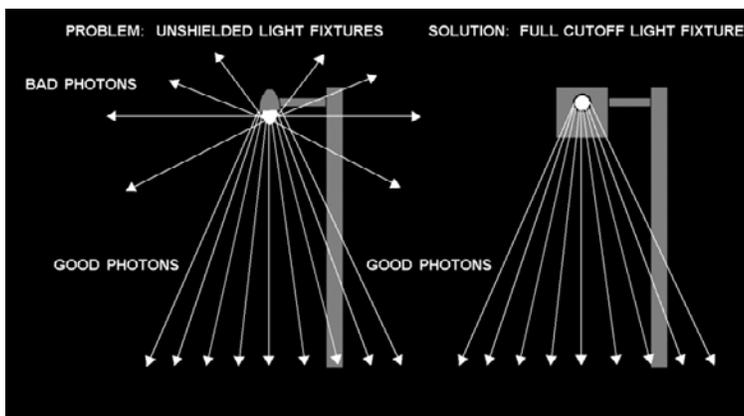
Design Principles

Lighting is an important element contributing to the identity and unity of the community. Lighting design shall maintain a consistent character throughout all levels that reflect the Mountain Town Vernacular or Farmhouse character that Sage Ranch aspires to.

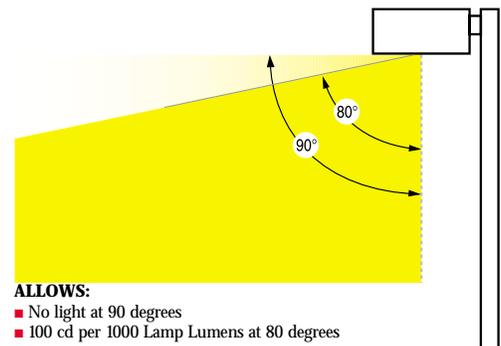
Pedestrian Walkways and building entries should be illuminated to provide for pedestrian orientation and to clearly identify a secure route between streets and parking areas and points of entries.

Sage Ranch Lighting Guidelines

1. Location and Design of lighting fixtures require the review and approval of the DRC and must comply with city standards.
2. Alley lighting will rely on building lighting and will not require any pole lighting, unless within internal open spaces or near pedestrian connections.
3. All vehicular circulation and parking lot lighting shall have zero cut-off fixtures. (the lens is not visible from any angle)
4. Pole bases in planted areas shall not be higher than 6 inches above grade.
5. Building walkways and entries may be lit with soffit, bollard, step or comparable lighting.
6. Step or bollard lighting shall be used to clearly illuminate level changes and handrails for stairs or ramps.
7. Bollard heights shall not exceed 42" in height.
8. Courtyards and seating areas shall be lighted to promote pedestrian safety and use. A variety of lighting may be used to create interest and special effects in coordination with the character and function of the area.
9. Pedestrian lighting shall be subdued LED lamps.



Avoid un-shielded light fixtures



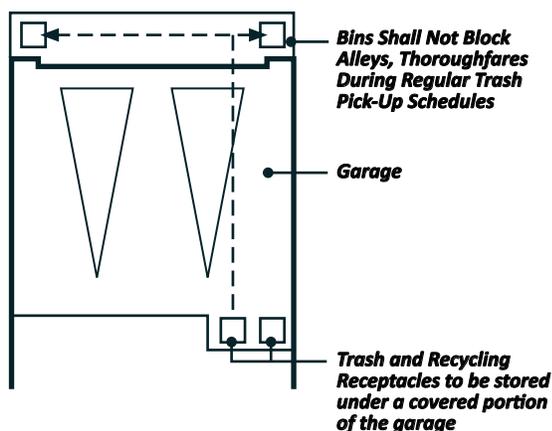
Full cut-off lighting

TRASH COLLECTION

Trash collection at Sage Ranch will be provided almost completely by garage door pickup through alley access except in the Apartments, which will be serviced by trash enclosures as indicated below. Please note the following regarding trash collection practices:

1. Trash collection throughout the Sage Ranch Community will be provided by Waste Management (WM) and regulated by the Sage Ranch HOA. Trash service and recycling considerations shall be in compliance with WM standard policies and regulations.
2. Organic waste will be serviced by the HOA with removal to dispersion sites. Apartment organic waste will be serviced by the apartment maintenance services and removed to designated organic waste collection site with appropriate scaled bins.
3. Trash collection in all homes other than the apartments must be enclosed within garages and completely screened from view other than on scheduled collection days.
4. Two (2) 96 gallon trash bins to be provided by Waste Management for all homes except the apartments, for separation of standard trash and recyclable waste. Organic waste will be collected in consideration of front yard maintenance by HOA.
5. Bins are to be located within driveways aprons in alley conditions so as not to impede drive access. Trash bins are required to be brought back into the garage areas during same day as the pickup schedule.
6. Trash enclosures within Apartments will be located at 8-10 locations within the apartment site at a maximum ratio of 30 units per enclosure. All enclosures shall endeavor to be within 200' of each apartment garage unit. Trash enclosures shall have separate receptacles for standard trash and recyclable waste.
7. One large item trash pad location will be located in the site for the use of the Sage Ranch community to discard large trash items.
8. No trash enclosures are allowed along the west local street fronting the apartments.

Note: Alternatives to trash collection at dead end alleys are to be determined. Alternatives will review both driver service in alley's and bin relocation services out to the local street.



Bin placements in residential units



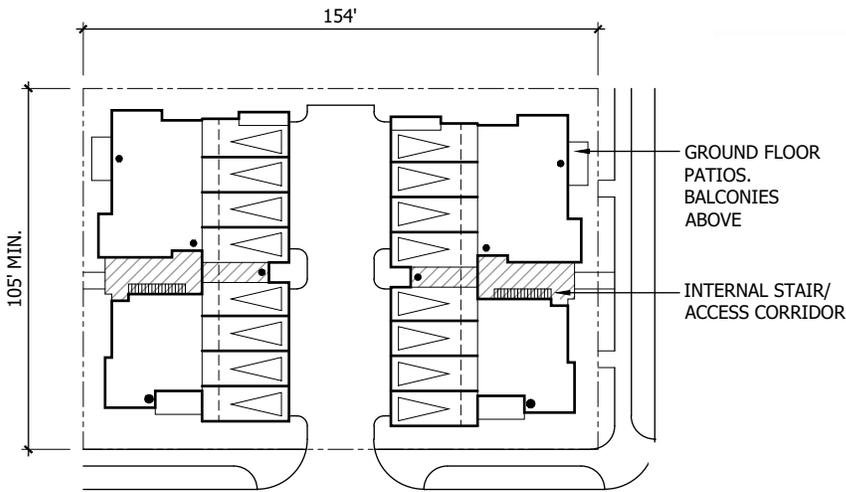
Trash enclosure

SECTION 3

NEIGHBORHOOD PROTOTYPES



APARTMENTS / CONDOMINIUMS



TYPICAL 8-PLEX

Product Building Types (Each with 6 units)

Plan SF Range	780 – 1300 SF
Approximate Net Density	18 DU/Acre
Building Height	2 Story - 35' Height Maximum
Parking	1.5 Attached Carport Min. per Unit .5 guest per unit on street parking
Patio/ Courtyard Area	Min. 150 SF / Unit Ground Floor
Balcony Area	Min. 80 SF / Unit Second Floor
Porch Conditions	Not required but allowed

Setbacks

Front to Back of Sidewalks	10' Min.
Side to Back of Sidewalks Between Buildings	8' Min. 10' Preferred
Side to Side	10' Min. 15' Preferred
Front to Front	30' Min.
Corner/ Street Side	10' Min.
Garage Setback (Apron)	3' min. 5' Maximum 'All plexes are alley loaded'

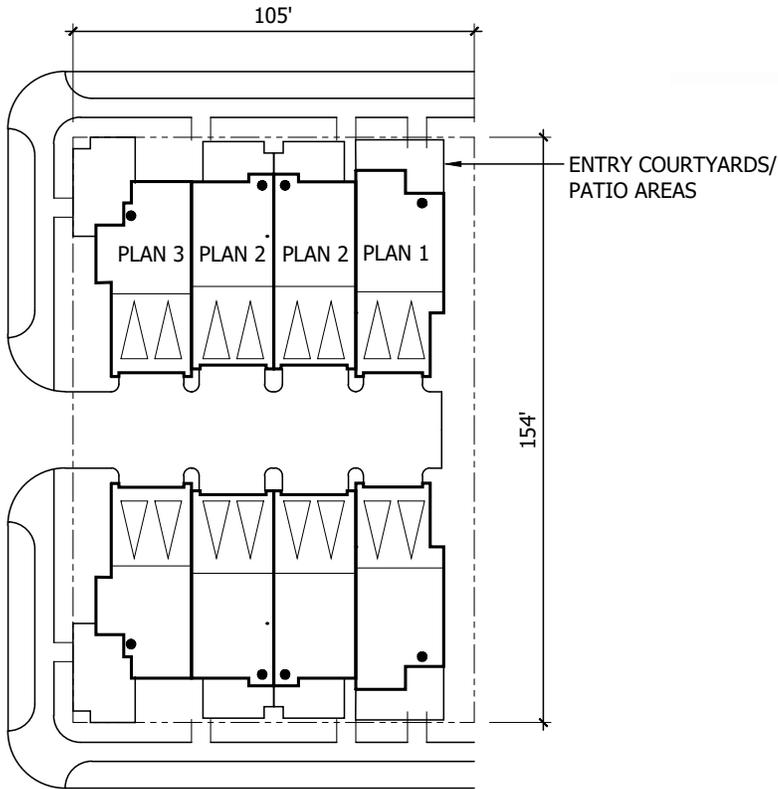
Architectural Styles

Singular style proposed with color/material variation.
4 floor plans anticipated



* Elevations are intended to reflect the intended floor plan.

TOWNHOMES



TYPICAL 4-PLEX

Product Criteria

Building Types	2 (3-plex and 4-plex)
Plan SF Range	1400 – 1550 SF
Approximate Net Density	13 DU/Acre
Building Height	2 story 35' maximum
Parking	2 garages per Unit/ 1 guest per unit on street parking
Patio/ Courtyard Area	Min. 150 SF / Unit
Porch Conditions	No porches required Entry courtyards are required

Setbacks

Front to Back of Sidewalks	10' min.
Side to Back of Sidewalks	8' min. 10' Preferred
Between Buildings	
Side to Side	15' min. 20' Preferred
Front to Front	30' min.
Corner/ Street Side	10' min.
Garage Setback (Apron)	3' min. 8' maximum
	All TH's are alley loaded. Long driveways may allow alley parking if 18' or longer.

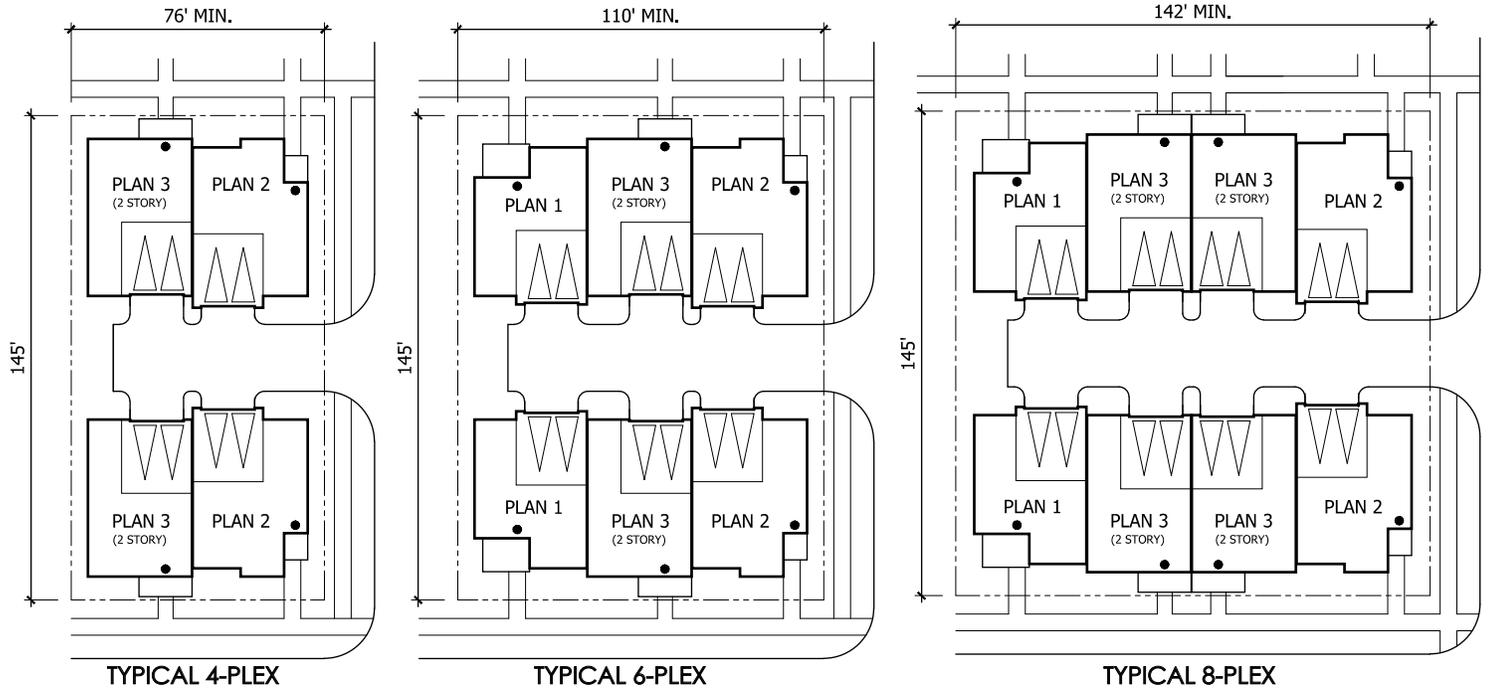
Architectural Styles

Varied styles (2-3) proposed per building plex. 3 floor plans anticipated



* Elevations are intended to reflect the intended floor plan.

COTTAGE HOMES A



Product Criteria

Lot Sizes	4 Plex 76' x 145'
	6 Plex 110' x 145'
	8 Plex 142' x 145'
Plan SF Range	950 – 1,500 SF
Approximate Net Density	11 DU/acre
Building Height	2 story 35' maximum
	Approx. 60% 1 story units and
	40% 2 story units
Parking	1 garage per 1 br units
	2 garages per 2/3 br units
	(1.75 covered parking ratio min.)
	1 guest per unit on street parking
Patio/ Courtyard Area	Min. 150 SF / unit
Porch Conditions	Min. 50% front porches

Setbacks

Front to Back of Sidewalks	8' min. 10' preferred
Side to Back of Sidewalks	8' min. 10' preferred
Between Buildings	
Side to Side	10' min. 15' preferred
Front to Front	30' min.
Corner/ Street Side	10' min.
Garage Setback (Apron)	3' min., 5' maximum
	All units are alley load

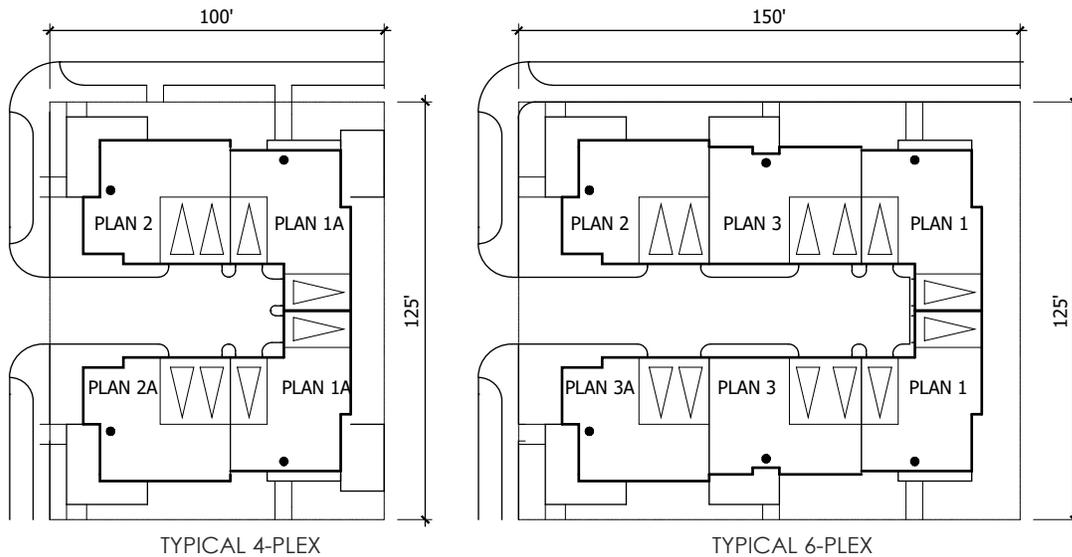
Architectural Styles

Varied styles (2) proposed per building plex. 3 floor plans anticipated



* Elevations are intended to reflect the intended floor plan.

COTTAGE HOMES B



Product Criteria

Building Types	3
Plan SF Range	950 – 1150 SF
Approximate Net Density	10 DU/Acre
Building Height	1 Story 25' Maximum All homes are 1 story
Parking	1 garage per 1 br unit 2 garages per 2/3 br units (1.75 covered parking ratio min.) 1 guest per unit on street parking
Patio/ Courtyard Area	Min. 150 SF / Unit
Porch Conditions	Min. 50% Front Porches

Setbacks

Front to Back of Sidewalks	8' Min. 10' Preferred
Side to Back of Sidewalks	8' Min. 10' Preferred
Between Buildings	
Side to Side	15' Min. 20' Preferred
Front to Front	25' Min.
Corner/ Street Side	10' Min.
Garage Setback (Apron)	3' min. 5' Maximum
	All Units are alley loaded

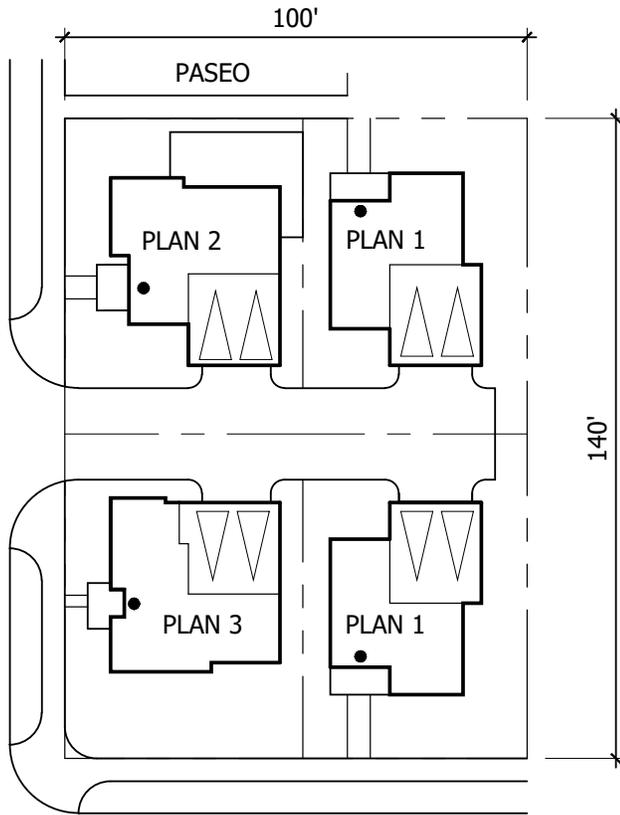
Architectural Styles

Varied styles (2) proposed per building plex. 3 floor plans anticipated



* Elevations are intended to reflect the intended floor plan.

PAIRED HOMES



TYPICAL 4-PLEX

Product Criteria

Lot Sizes	4 Plex	100' x 140'
	6 Plex	155' x 140'
Plan SF Range	1600 – 1800 SF	
Floor Plans	3	
Approximate Net Density	10 DU/Acre	
Building Height	2 Story 35' Maximum	
Parking	2 Attached Garages per Unit	
	1 guest per unit on street parking	
Patio/ Courtyard Area	Min. 300 SF / Unit	
Porch Conditions	Min. 67% Front Porches	

Setbacks

Front to Back of Sidewalks	10' Min.
Side to Back of Sidewalks	Building at 10' Min., Porch at 5' Min.
Between Buildings	
Side to Side	15' Min. 20' Preferred
Front to Front	30' Min.
Corner/ Street Side	10' Min.
Garage Setback (Apron)	3' min. 5' Maximum
	All Units are alley loaded

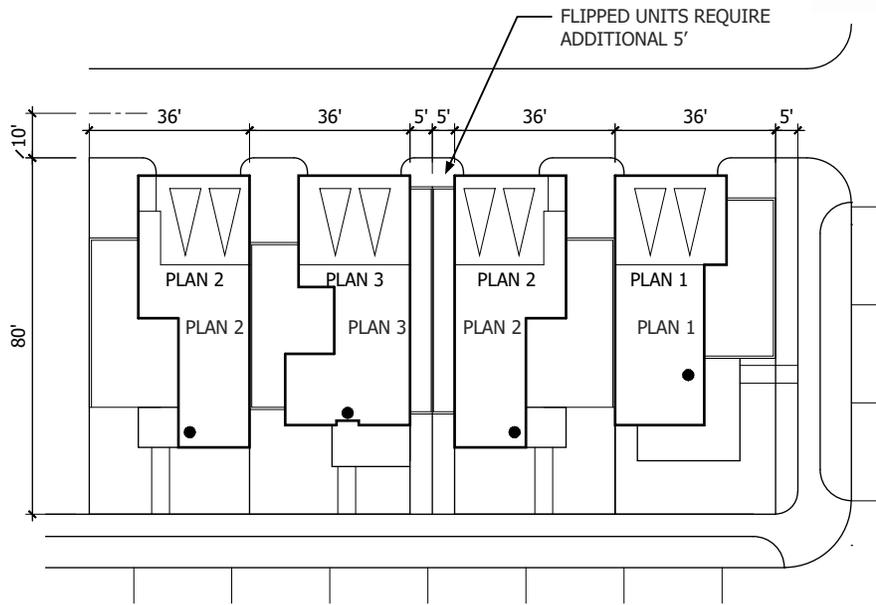
Architectural Styles

Varied styles (2) proposed per floor plan



* Elevations are intended to reflect the intended floor plan.

PATIO HOMES 36 X 90' LOTS



TYPICAL 4 LOT CONDITION

Product Criteria

Lot Sizes	36' x 90' Lots Min. (measured to CL of alley)
Plan SF Range	1800 – 2000 SF
Floor Plans	3
Approximate Net Density	9 DU/Acre
Building Height	2 Story 35' Maximum
Parking	2 Attached Garages per Unit 1 guest per unit on street parking
Patio/ Courtyard Area	Min. 500 SF / Unit
Porch Conditions	Min. 67% Porches

Setbacks

Front to Back of Sidewalks	12' Min. Porch setback 10' Min.
Side to Back of Sidewalks	8' Min. 10' Preferred
Between Buildings	10' Min. Zero Lot Line condition (w/ reciprocal use easement)
Corner/ Street Side	10' Min.
Garage Setback (Apron)	3' min. 5' Maximum
	All Units are alley loaded. Long driveways may allow alley parking if 18' or longer.

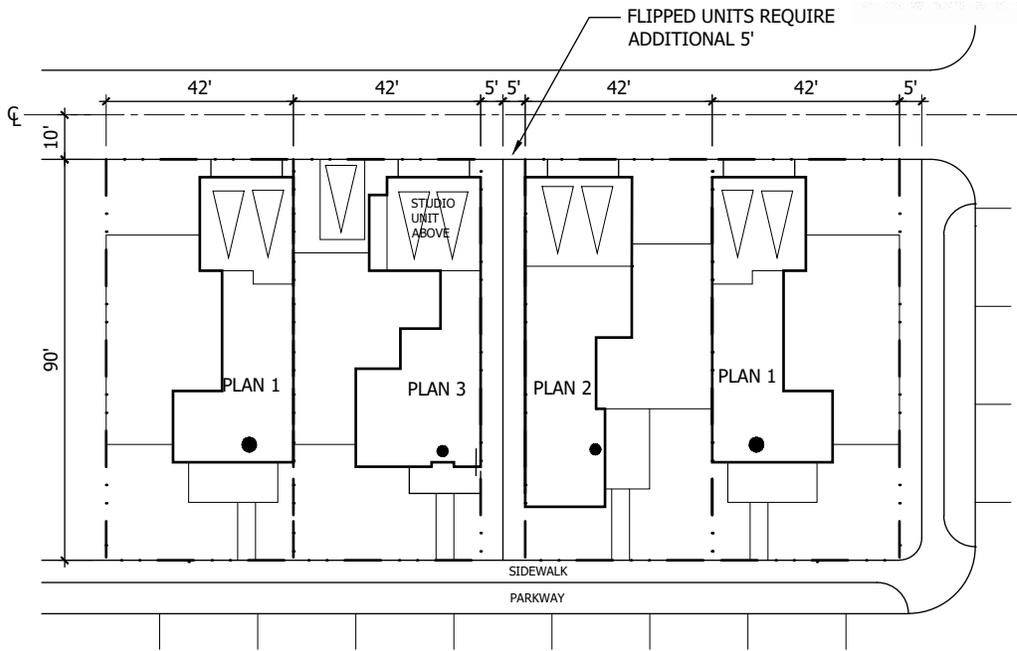
Architectural Styles

Varied styles (2-3) proposed per floor plan



* Elevations are intended to reflect the intended floor plan.

SFD 7 42 X 100' LOTS



TYPICAL 4 LOT CONDITION

Product Criteria

Lot Sizes	42' x 100' Lots Min. (measured to CL of alley)
Plan SF Range	1900 – 2300 SF
Floor Plans	3
Approximate Net Density	7 DU/Acre
Building Height	2 Story 35' Maximum
Parking	2 Attached Garages per Unit 1 guest per unit on street parking
Patio/ Courtyard Area	Min. 800 SF / Unit
Porch Conditions	Min. 67% Front Porches

Setbacks

Front to Back of Sidewalks	12' Min. Porch setback at 10'
Side to Back of Sidewalks	8' Min. 10' Preferred
Between Buildings	10' Min. Zero Lot Line condition allowed (w/ reciprocal use easement)
Corner/ Street Side	10' Min.
Garage Setback (Apron)	3' min. 5' Maximum
	All Units are alley loaded. Long driveways may allow alley parking if 18' or longer.

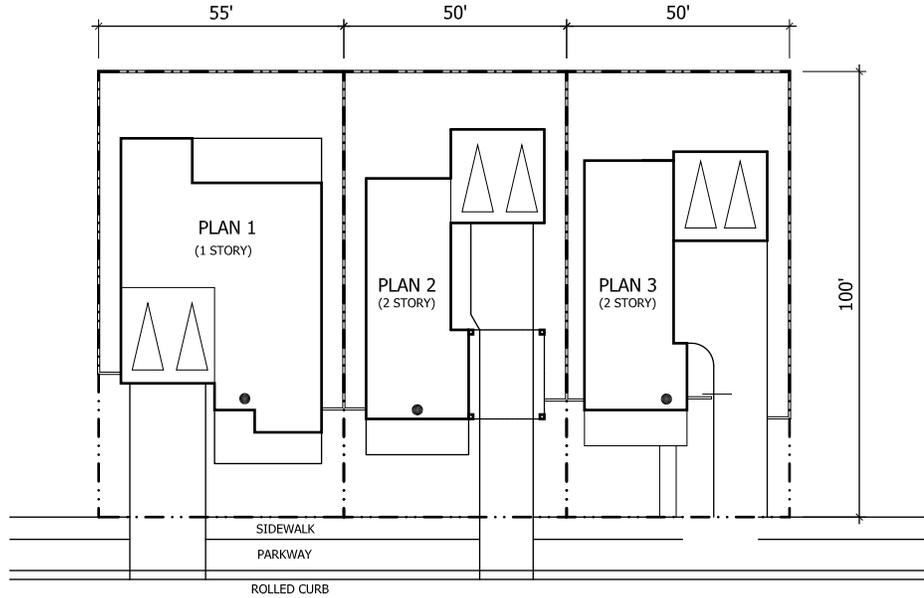
Architectural Styles

Varied styles (2) proposed per floor plan



* Elevations are intended to reflect the intended floor plan.

SFD 5 50/55 X 100' LOTS



Product Criteria

Lot Sizes (Variable)	50'/55' x 100' Lots Min. Approx. 1/2 of units to be 55' wide
Plan SF Range	2000 – 2600 SF (1 and 2 Story)
Floor Plans	4
Approximate Net Density	5-6 DU/Acre
Building Height	2 Story 35' Maximum
Parking	2 Attached Garages Min. per Unit 1 guest per unit on street parking
Yard/Patio Area	Min. 1000 SF / Unit
Porch Conditions	Min. 50% Front Porches

Setbacks

Front to Back of Sidewalks	12' Min.
Side to Back of Sidewalks	10' Min.
Rear Setbacks	15' Min., 20' preferred 10' Min. to rear garage
Between Buildings	10' Min.
Corner/ Street Side	12' Min.
Garage Setback	Garage setbacks are required to be behind front architecture a minimum of 10'. No side-on garages are allowed.

Architectural Styles

Varied styles (2) proposed per floorplan
Rear elevations to reflect enhanced conditions



* Elevations are intended to reflect the intended floor plan.

SECTION 4

ARCHITECTURAL PRINCIPLES AND CHARACTER



ARCHITECTURAL CHARACTER

Existing Development in Tehachapi has paid homage to Tehachapi's past architectural tradition and history. Future development in Tehachapi is envisioned to embrace its history and to embody Tehachapi's future through innovative design.

Appropriateness of Design

Many factors influence why some architectural styles, treatments and materials are appropriate for one place and not for another. The intent of the design criteria for this Master Plan is to guide the character and the quality of the architecture to create unique and distinct neighborhood place experiences. These criteria include written text for what is appropriate and inappropriate.

These Guidelines are flexible to encourage design creativity; however, there is an expectation that the developer will retain a qualified architectural firm with experience, executing on the desired architectural character exemplified in this document.



*Example photo for Design intent

MASSING AND SCALE

Proportions and placement of architectural forms and elements must be appropriately and authentically applied in a manner consistent with the historical architectural style being represented. Roof articulation in the form of proper roof pitches and forms also plays a significant role in the authenticity and diversity of the streetscape.

Massing

Massing must be appropriate and authentic to the architectural style (e.g., the Colonial Revival style has a front to back roof form with a symmetrical facade)

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 porches must have a minimum depth of six (6') feet. 7' - 10' is preferred.



*Example photo for Design intent



SECTION 5

ARCHITECTURE STYLES



STYLE OVERVIEW

By employing an authentic architectural palette and creative site planning techniques, SAGE Ranch will be a neighborhood with a strong architectural identity and distinct character within the city of Tehachapi. Section 5 defines the design principles and development standards that apply to all residential developments within SAGE Ranch. The guidelines and standards articulate the lot characteristics, setbacks, garage type and orientation, as well as building massing. Furthermore, Section 5 includes a detailed architectural design guideline section, which identifies, defines and articulated the architectural styles that are deemed appropriate for SAGE Ranch.

Many factors influence why some architectural styles, treatments and materials are appropriate for one place and not another. The intent of the of the design criteria for SAGE Ranch is to guide the character and quality of the architecture to create a place and unique neighborhood experience. The criteria includes written text and imagery for what is appropriate and inappropriate. The imagery shown within this document is deemed appropriate, however, it is not a fully exhaustive list, but enough to encourage and direct innovative design solutions.

Design Principles

Diversity of Streetscape

An elegant and diverse streetscape is a defining characteristic of enduring landmark neighborhoods. Simple and elegant planning and design elements can change the essence of a community while maintaining an overall unified theme. The intent of this section is to articulate the standards and unique defining elements by which SAGE Ranch shall be built in order to create a cohesive and animated streetscape with a diverse character.



*Example photo for Design intent

ARCHITECTURAL GUIDELINES

The concept, inspiration and vision for SAGE Ranch is one of a distinctively California village with a unique and compelling design character, derived from successful landmark neighborhoods throughout California.

SAGE Ranch presents a cohesive collection of three architectural styles, which will create a diverse and eclectic streetscape through massing and form, material and color, as well as detailing.

The variety will of styles will animate and activate the streetscape, creating a dynamic and vibrant community palette.

Additional Architectural styles that are consistent with the neighborhood vision will be reviewed and approved by the SAGE Ranch Design Review Committee on a case by case basis.

Building materials selection, color, texture, orientation, placement and transitions within the composition of a facade enhance the individuality of buildings and the broader neighborhood. Materials and finishes should be of high quality, exhibiting innate qualities and detailed appropriately to withstand the climate and weather conditions of the area over its life cycle.

Architectural Palette:

COLONIAL REVIVAL

FARMHOUSE

TRADITIONAL



*Example photo for Design intent

COLONIAL REVIVAL

The characteristics of the Colonial Revival style are typically a rectangular mass, one-two-stories in height with a symmetrical facade. Roofs are steep-pitched, side gables with narrow eaves. Windows are multi-paned with well-proportioned shutters. The entrance is typically centered and accentuated with columns, pilasters, pediments etc. to create a covered porch. Brick, wood clapboard, and shingles are appropriate siding materials. The reason for the popularity of this style is the found in its classic, understated and timeless design.



*Example photo for Design intent

COLONIAL REVIVAL

MASSING

The form shall be rectangular and one to two-stories in height with a symmetrical primary facade. The massing may use a combination of one and two-story forms.



FACADE TREATMENTS

Brick, siding and shingles or a combination thereof shall be the dominant material and included on all street facing or enhanced elevations. Material breaks shall not occur on exterior corners. The enhanced material needs to be wrapped back to terminate into an inside corner (5' min). Classic colonial paint colors include modest earth tone colors such as white, creamy yellow, almond, ochre, reddish brown, dark brown, beige, taupe and muted green



ACCENT COLORS

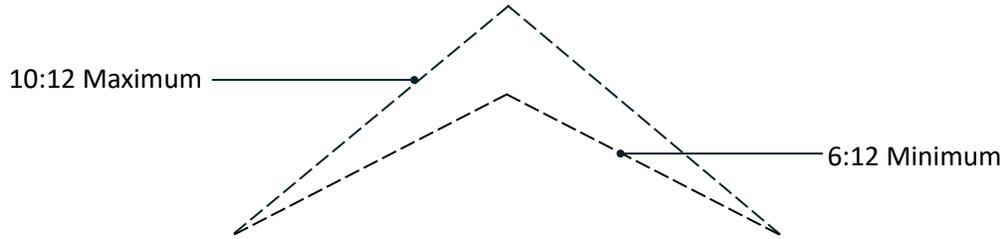
Selection of one or two secondary colors shall be harmonious with the exterior facade material and may be included on architectural features.



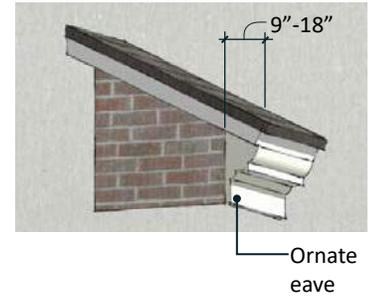
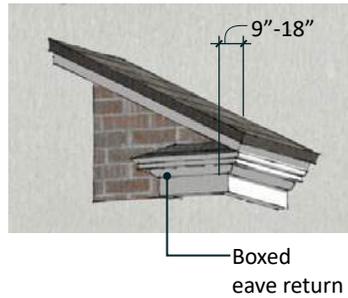
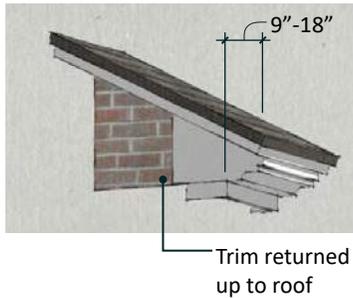
COLONIAL REVIVAL

ROOF

Roofs shall be steep-pitched with side gables and narrow eaves. An asphalt shingle roof is preferred.



Eave and rake style examples:



PORCHES

A fully covered porch shall be included at the entry door on the cottage homes, patio homes, and single family detached prototypes. Porches, overhangs, or awnings are preferred at the entries of the apartment/condominium or townhome prototypes. All trim shall be appropriate for the architectural style.

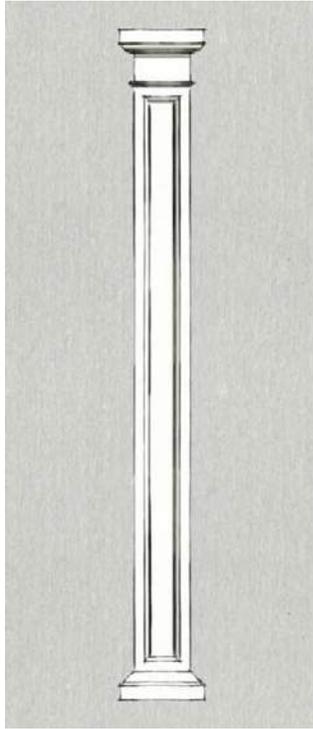


*Example photo for Design intent

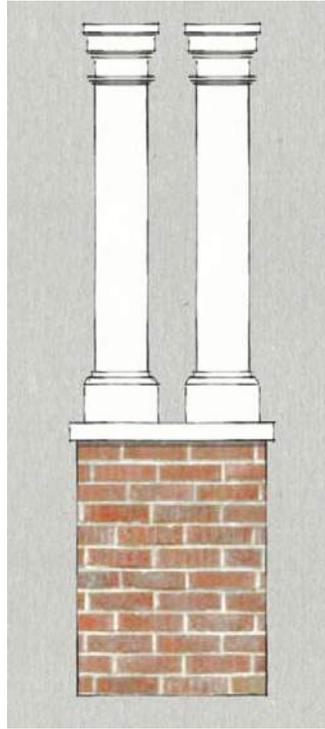
COLONIAL REVIVAL

COLUMNS

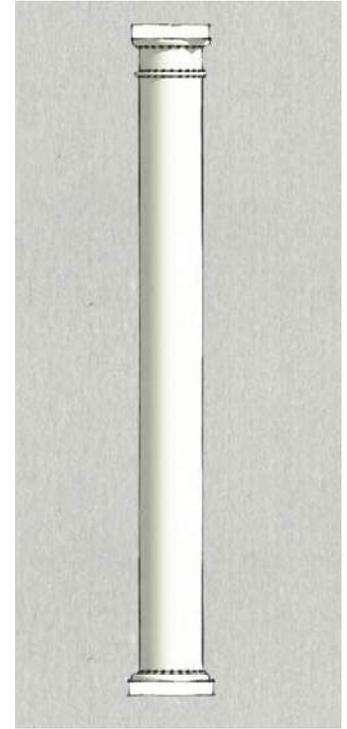
Columns shall be characteristic of the architectural style with a distinct base and cap. Double columns resting on a low wall are preferred. The columns may be shortened and placed on a larger base to integrate with a low wall. A column size of 8"x8" is preferred. Both square and round columns are permitted.



Decorative Square Column



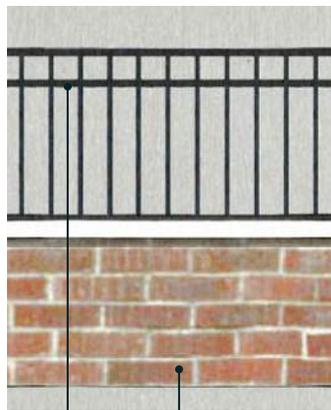
Double Column on Low Wall



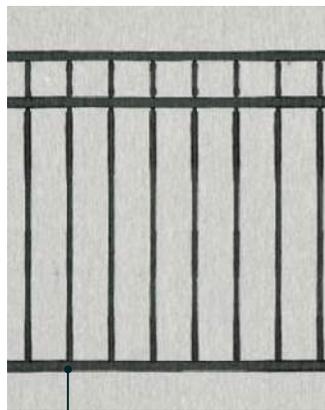
Decorative Circular Column

LOW WALLS AND RAILINGS

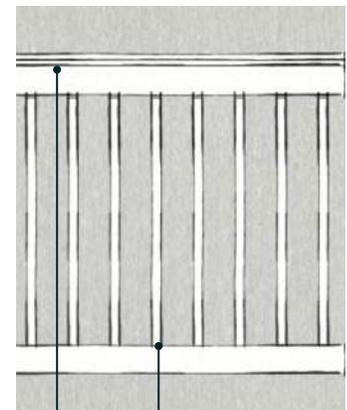
The porch shall be partially enclosed by a low wall, railing, or a combination thereof that is complimentary to the architectural style.



Low wall
Metal railing



Metal railing



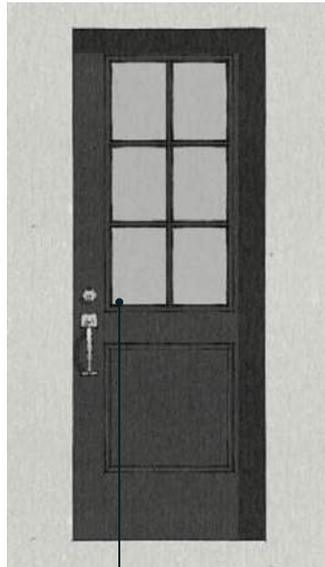
Wood railing
Decorative top rail

COLONIAL REVIVAL

ENTRY DOORS

Entry door style shall compliment the architectural character and include a full trim surround with a prominent header. Minimum trim width is 5 1/2".

*NOTE:
DIVIDED LIGHTS ARE
ENCOURAGED



Divided lights



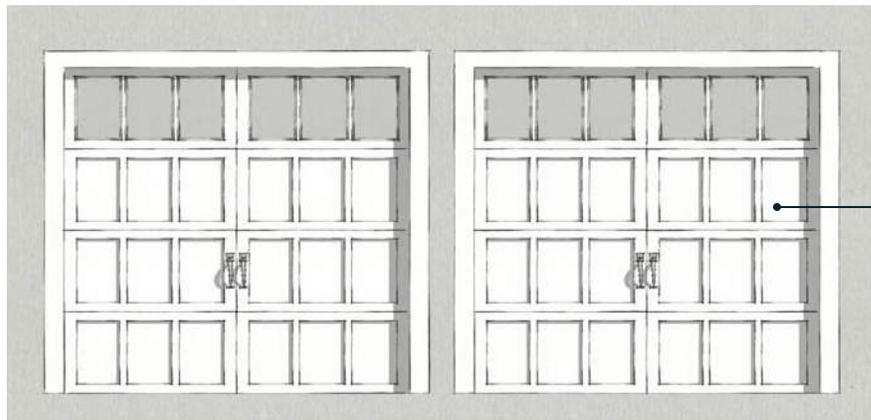
Recessed panel



Raised Panels

GARAGE DOORS

Garage doors shall differ per style.



Recessed panels



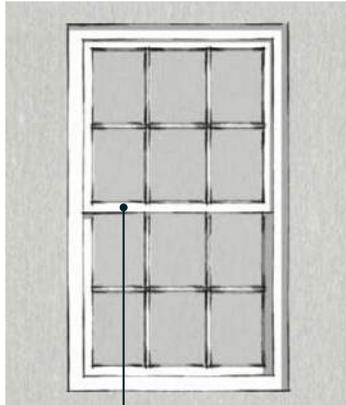
Divided Lights

Decorative metal accents

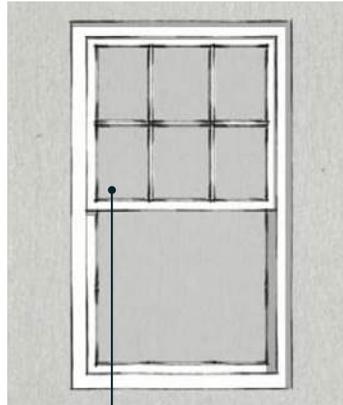
COLONIAL REVIVAL

WINDOWS

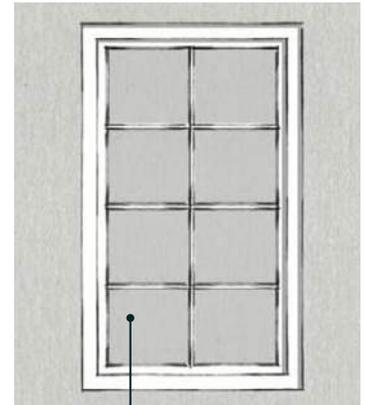
Windows shall have divided lights with a full trim surround and prominent header on street facing or enhanced elevations. Minimum trim width is 5 1/2".



Single-hung or double-hung window



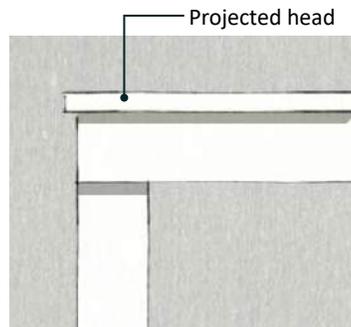
Divided lights



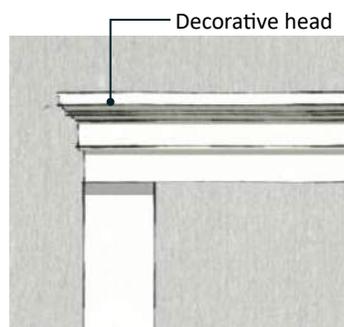
Fixed or casement

TRIM

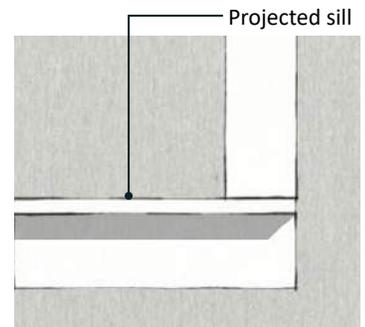
Trim proportions shall be consistent with the architectural character. Minimum trim width is 5 1/2".



Head/Jamb



Head/Jamb

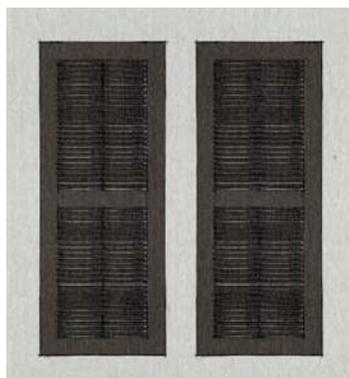


Sill/Jamb

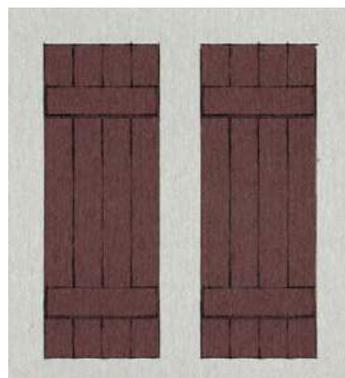
SHUTTERS

Shutters shall be style specific and placed on the **street facing elevations**. On enhanced/corner lot conditions, both street facing elevations are required to have shutters.

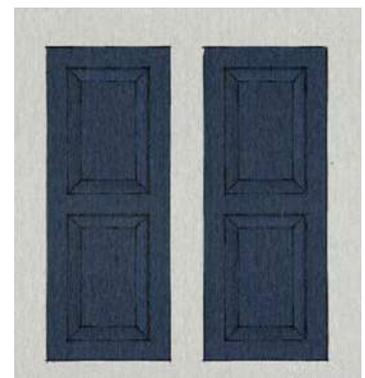
Where shutters are included on any style, each shutter shall be half the width of the window.



Louvered



Plank



Panel

COLONIAL REVIVAL

EXTERIOR LIGHTING

Exterior lights shall be unique and in accordance with each architectural style.



Style 'A'



Style 'B'



Style 'C'

*Example images for Design intent



*Example photo for Design intent

FARMHOUSE

The original Farmhomes were very simple houses, built in the early 1700's, and were highly influenced by the geographic locations, its people and its climate. Hallmark elements are simple metal, tile shake or composite shingle roof forms with intersecting gables, deep eaves, oversized grouped windows, oversized doors and functional front porches.

The (modern) Farmhouse style is known for its warmth and simplicity, characterized by natural textures and materials like wood or galvanized steel. Traditional materials include vertical or horizontal board and batten cladding, simple post and beam porches and sparingly used dormers.



*Example photo for Design intent

FARMHOUSE

MASSING

The form shall be rectangular and one to two-stories in height. The massing may use a combination of one and two-story forms.



FACADE TREATMENTS

Board and batten, vertical or horizontal siding or a combination thereof shall be used as the dominant material application, and be included on all street facing or enhanced elevations. The enhanced material needs to be wrapped back to terminate into an inside corner (5' min). Stucco color should closely match the color of the accent material.



ACCENT COLORS

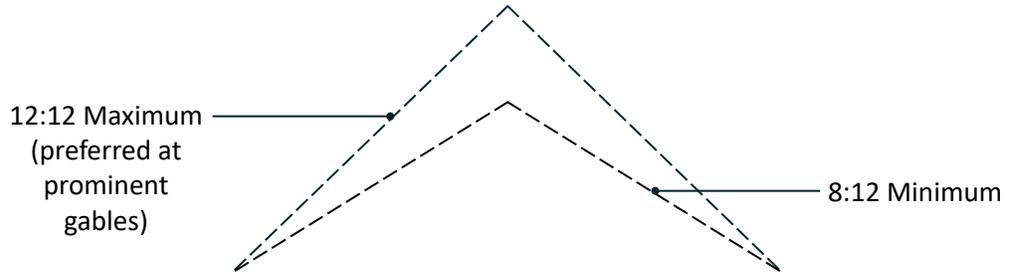
Selection of one or two secondary colors shall be harmonious with the exterior facade material and may be included on architectural features



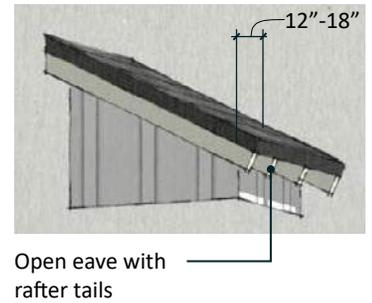
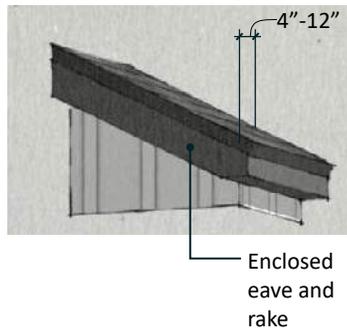
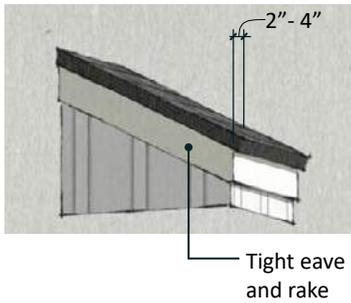
FARMHOUSE

ROOF

Roof forms shall be simple with intersecting gables. Dormers may be used sparingly. An asphalt shingle roof is preferred. The use of standing seam metal roofs is permitted.



Eave and rake style examples:



PORCHES

A fully covered, usable porch shall be included at the main entry doors of the Cottage homes, Patio homes, and Single Family detached homes. Porches, overhangs, or awnings are preferred at the entries of the apartment/condominium or townhome prototypes.

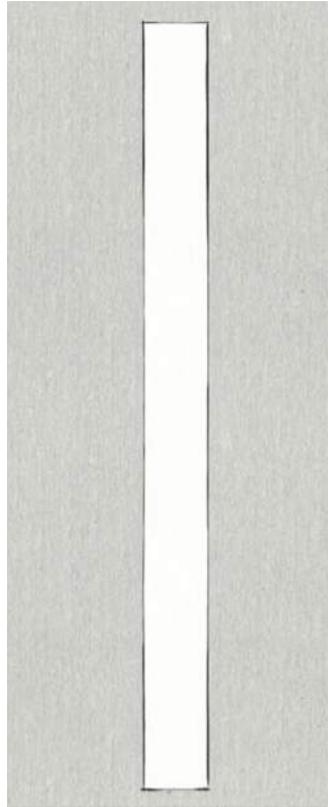


*Example photo for Design intent

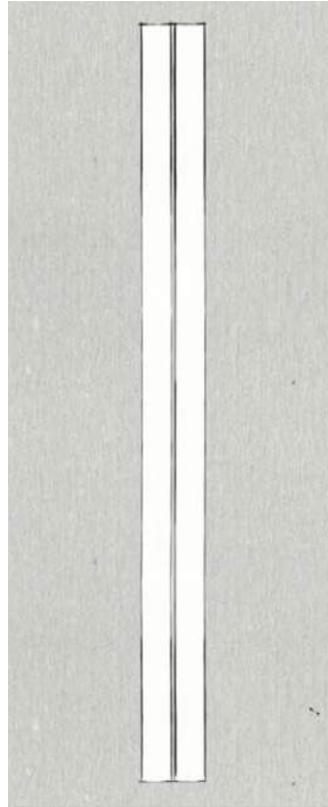
FARMHOUSE

COLUMNS

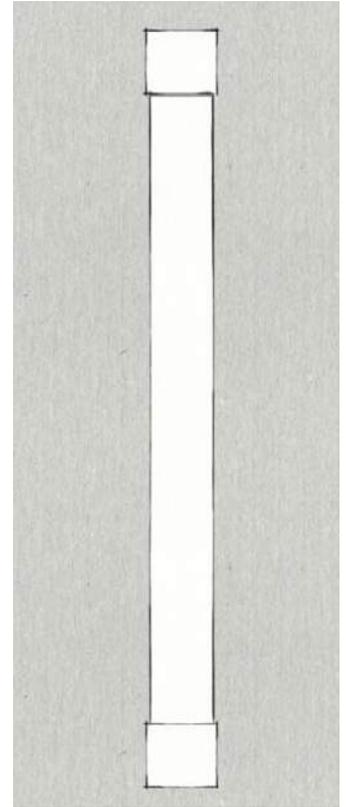
Columns shall be simple in style. Square 8"x8" columns preferred (min. size 6"x6") with either no or very simplified cap and base. No round columns are permitted.



Simple Square Column



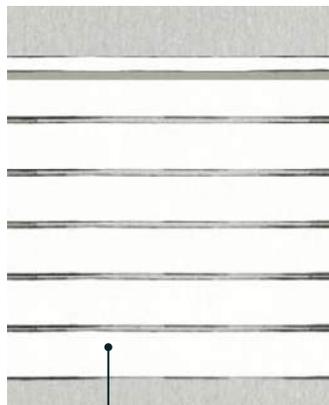
Accented Square Column



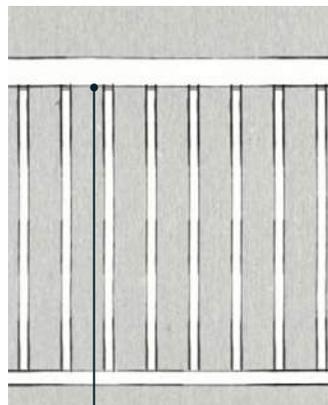
Simple Square Column with Base and Cap

LOW WALLS AND RAILINGS

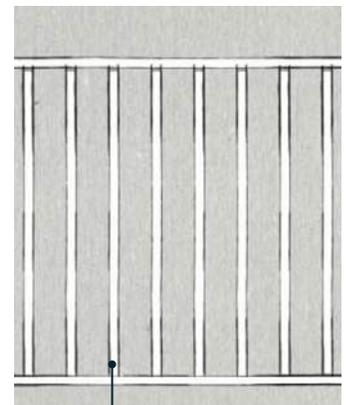
The porch shall be partially enclosed by a modest wood railings that are complimentary to the architectural style. Metal railing will not be allowed.



Plank railing



Accent open railing



Simple open railing

FARMHOUSE

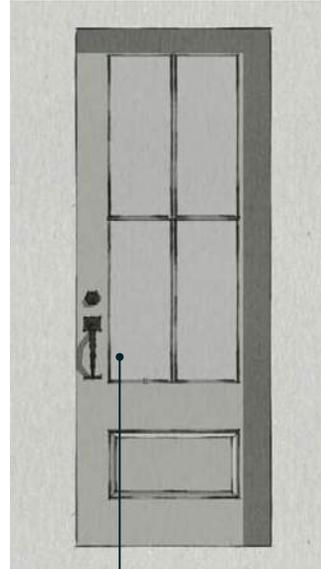
ENTRY DOORS

*NOTE:
DIVIDED LIGHTS ARE
ENCOURAGED

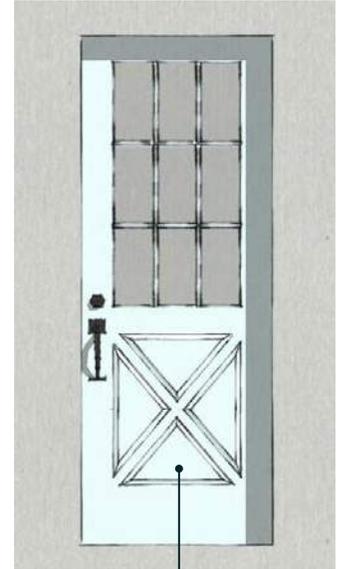
Entry door style shall compliment the architectural character and include a full trim surround. The integration of glass and divided lights are encouraged.



Recessed panels



Divided lights



Decorative panels

GARAGE DOORS STYLES

Garage doors shall differ per style and integration of divided lights are encouraged.



Decorative recessed panels

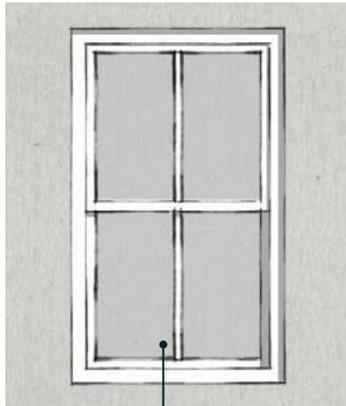


Divided lights

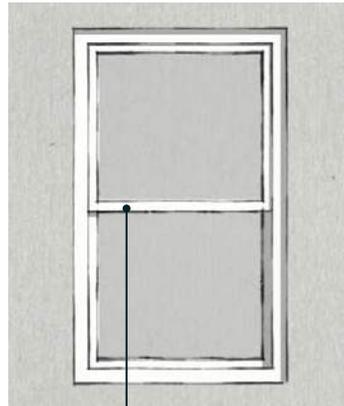
FARMHOUSE

WINDOWS STYLES

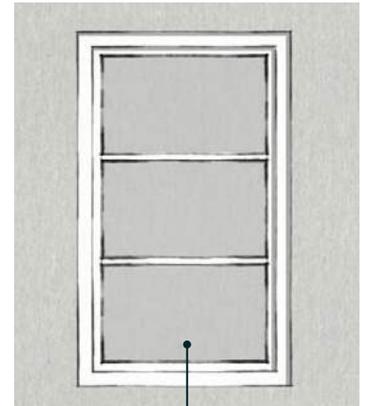
Windows shall have divided lights with a full trim surround on street facing or enhanced elevations. Minimum trim width is 3 1/2".



Divided lights



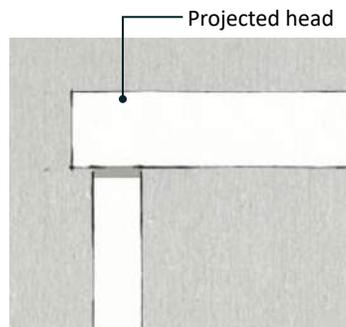
Single-hung or double-hung window



Fixed or casement window

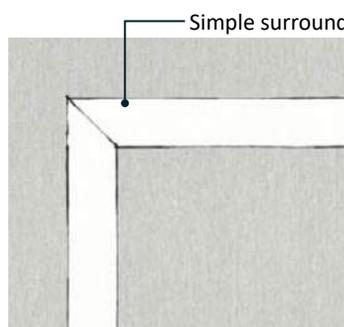
TRIM

Trim proportions shall be consistent with the architectural character. Minimum trim width is 3 1/2".



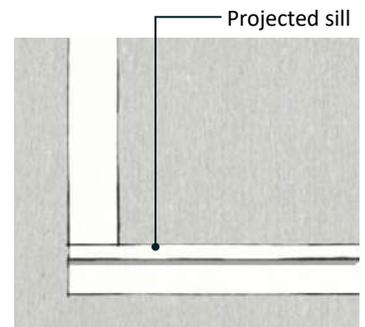
Projected head

Head/Jamb



Simple surround

Head/Jamb



Projected sill

Sill/Jamb

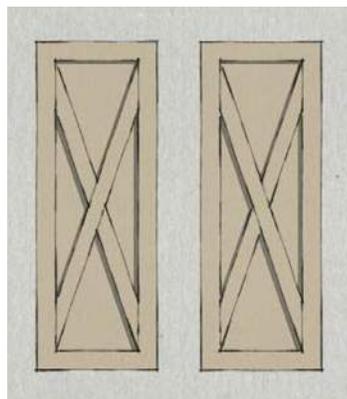
SHUTTERS

Shutters shall be style specific and placed on the **street facing elevations**. On enhanced/corner lot conditions, both street facing elevations are required to have shutters.

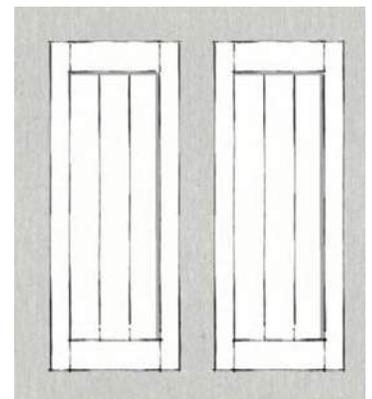
Where shutters are included on any style, each shutter shall be half the width of the window.



Plank



Decorative Panel



Simple Panel

FARMHOUSE

EXTERIOR LIGHTING

Exterior lights shall be unique and in accordance with each architectural style.



Style 'A'



Style 'B'



Style 'C'

*Example images for Design intent



*Example photo for Design intent

TRADITIONAL

The Traditional (American) homes are fairly simple, rectangular, and typical one and two-story homes, and are characterized by side-gable roofs, boxed-eave returns, and large front porches. Traditionally built with wood and a central fireplace, or fireplaces at both ends of the house. Facade treatments include the use of brick, wood shingles, horizontal or vertical siding, plaster or stone.

Classical paint colors include modest earth tones, such as white, creamy yellow, almond, dark brown, taupe and muted green.



*Example photo for Design intent

TRADITIONAL

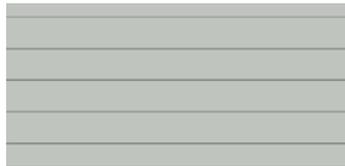
MASSING

The form should be a simple, rectangular, one or two-story home. The massing may use a combination of one and two-story forms.



FACADE TREATMENTS

Horizontal or vertical siding, shingles, or any combination thereof are required to be the dominant material and need to be included on all street facing or enhanced elevations. The enhanced material needs to be wrapped back to terminate into an inside corner (5' min). Sparingly used stone is permitted. Material breaks shall not occur on exterior corners. Stucco color should closely match the color of the accent material.



ACCENT COLORS

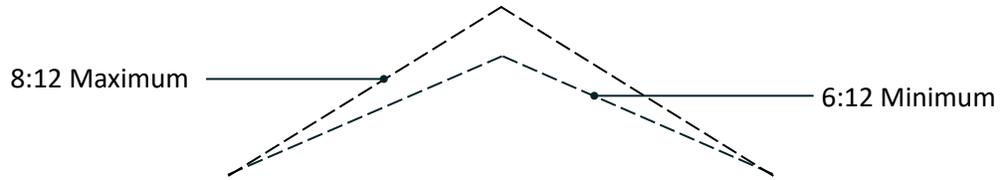
Selection of one or two secondary colors shall be harmonious with the exterior facade material and may be included on architectural features. Modest earth tones are preferred.



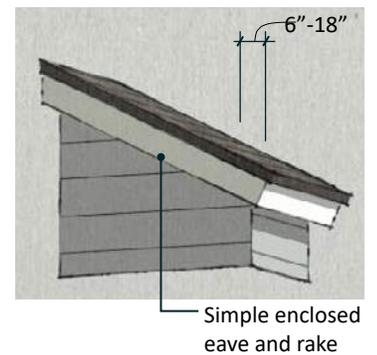
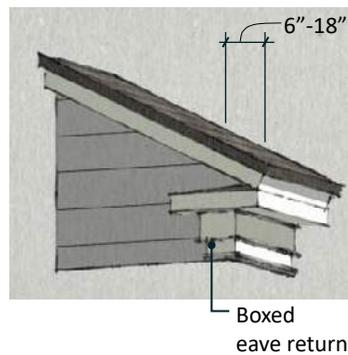
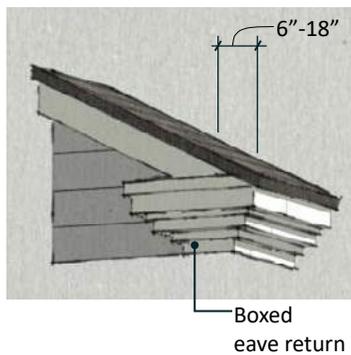
TRADITIONAL

ROOF

The roof shall be a medium, side-gable roof with a unique eave treatment such as the boxed-eave return. An asphalt shingle roof is preferred.



Eave and rake style examples:



PORCHES

A fully covered porch shall be included at the entry door on the cottage homes, patio homes, and single family detached prototypes. Porches, overhangs, or awnings will be required at the entries of the apartment/condominium or townhome prototypes. All trim shall be in accordance with the architectural style.

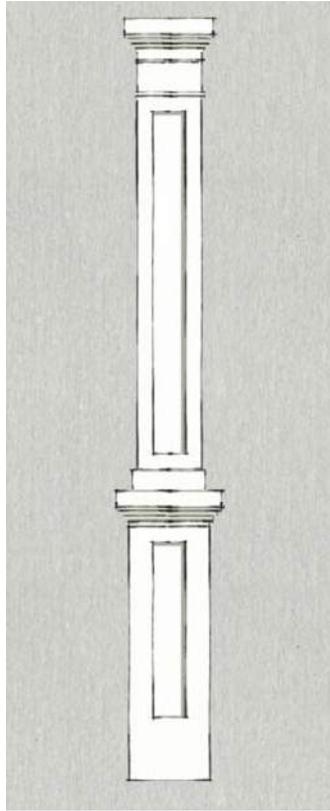


*Example photo for Design intent

TRADITIONAL

COLUMNS

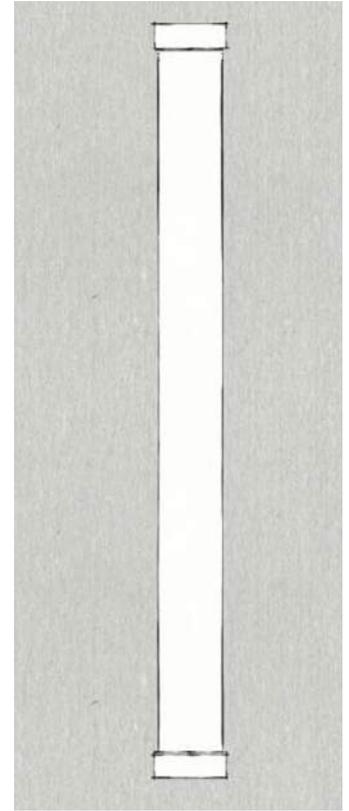
Columns shall be characteristic of the architectural style with a cap and base. Square 8"x8" columns are preferred.



Decorative Square Column



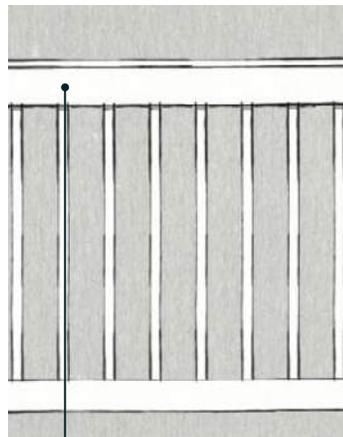
Square Column with Decorative Cap



Simple Square Column

LOW WALLS AND RAILINGS

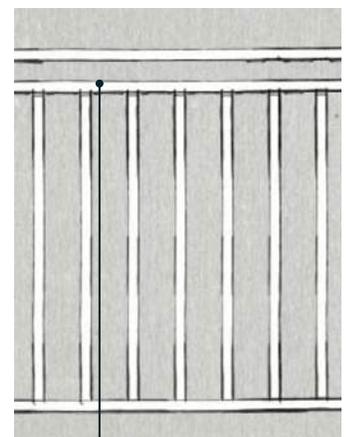
The porch shall be partially enclosed by a modest railing that is complimentary to the architectural style.



Decorative top rail



Simple railing



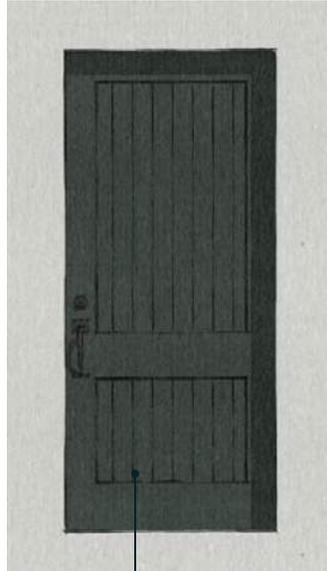
Double top rail

TRADITIONAL

ENTRY DOORS STYLES

*NOTE:
IF NO DIVIDED LIGHTS
ARE PROVIDED,
SIDE WINDOWS
ARE ENCOURAGED.

Entry door style shall compliment the architectural character and include a full trim surround. Minimum trim width is 5 1/2".



Recessed panels



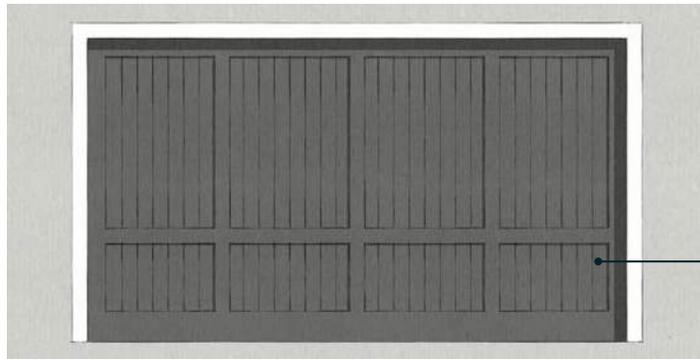
Decorative panels



Raised panels

GARAGE DOORS STYLES

Garage doors shall differ per style.



Decorative recessed panels

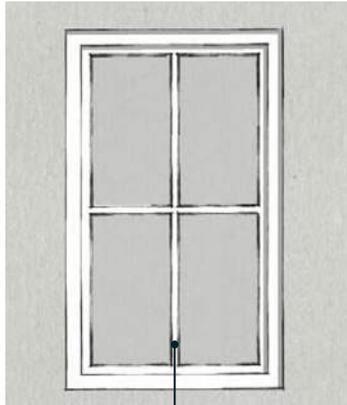


Glazing

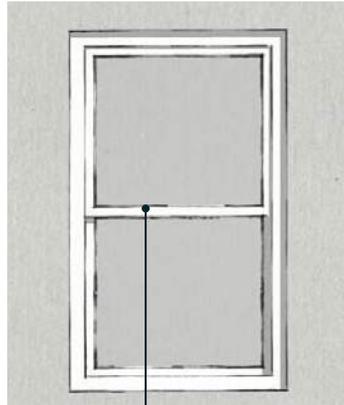
TRADITIONAL

WINDOWS STYLES

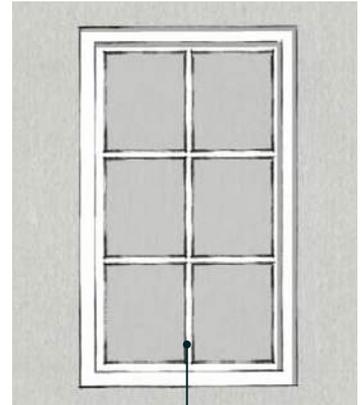
Windows shall have divided lights with a full trim surround on street facing or enhanced elevations. Minimum trim width is 5 1/2".



Divided lights



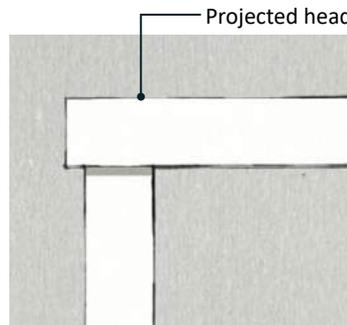
Single-hung or
double-hung
window



Fixed or
casement
window

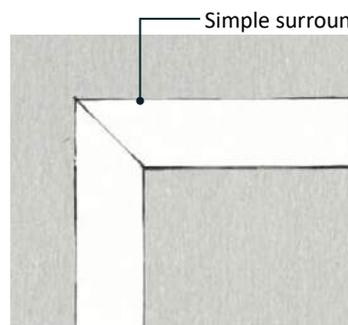
TRIM

Trim proportions shall be consistent with the architectural character with a prominent sill at windows and prominent header at entry doors. Minimum trim width is 5 1/2".



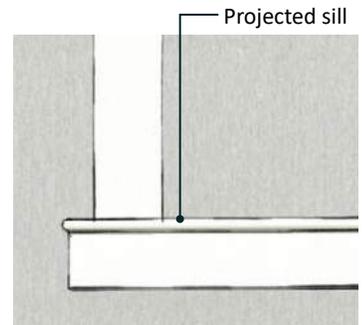
Projected head

Head/Jamb



Simple surround

Head/Jamb



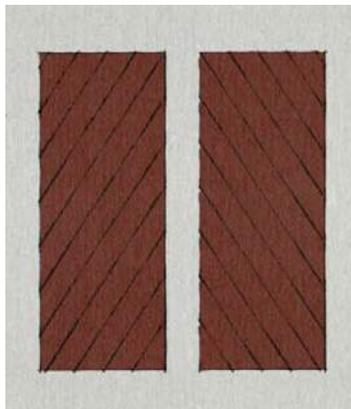
Projected sill

Sill/Jamb

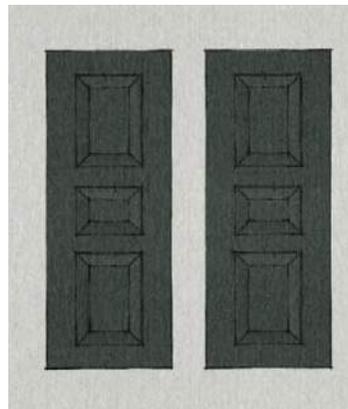
SHUTTERS

Shutters shall be style specific and placed on the **street facing elevations**. On enhanced/corner lot conditions, both street facing elevations are required to have shutters.

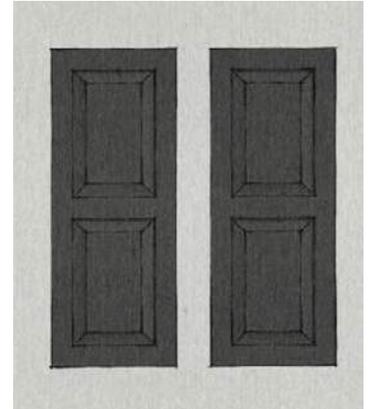
Where shutters are included on any style, each shutter shall be half the width of the window.



Plank



Three Panel



Two Panel

TRADITIONAL

EXTERIOR LIGHTING

Exterior lights shall be unique and in accordance with each architectural style.



Style 'A'



Style 'B'



Style 'C'

*Example images for Design intent



*Example photo for Design intent

SECTION 6

LANDSCAPE DESIGN



LANDSCAPE DESIGN GUIDELINES

The following notes and reference are intended to be a supplemental guide to the City of Tehachapi Landscape Design Guidelines dated July 2016. These City guidelines present the Purpose, Objectives, Requirements and Standards for the general implementation of Landscaping at Sage Ranch. Issues related to Sustainable Guidelines as well as criteria related to Plant Selection, Turfgrass/Lawn, Parking Lot Landscaping, Irrigation and Water Conservation, Maintenance, Neighborhood Entries and Screening and Buffer Guidelines are suggested. Specific guidelines related to Single Family and Multi-Family Residential are also suggested.

Single Family Residential criteria are suggested for the following

SFD 5	50'/55' Single Family Lots	SFD 7 - 42' x 100' Lots
Patio Homes	36' x 90' Lots	Paired Homes

Multi-Family Residential Criteria are suggested for the following:

Townhomes	Cottage Homes A
Cottage Homes B	Apartments

Criteria related to Commercial and Industrial Landscape Guidelines are not applicable.

The City Master Plant List (Appendix A) is intended as a general guide to suitable plant species. Should other species be proposed they will require review and approval of both the City and the DRC.

The following additional Guideline Objectives not listed in the City Guidelines are also suggested and shall be reviewed and approved by the DRC.

1. Tree spacing shall be on an average 30' on-center spacing (25' preferred). Where the 30' spacing can not be achieved due to driveway conditions, the average tree amount planted shall comply with the 30' quantity totals, and trees will be planted in appropriate areas on same streets.
2. Alleys shall have tree spacing (appropriate type and scale) at quantity of 1 tree per residential unit. Garage Vines along garage walls adjacent to garage doors are also encouraged.

In lieu of specific guideline criteria suggested by the City guidelines the following are suggested:

3. Site drainage is channeled from south to northwest to a low point detention basin that also doubles as recreation fields. Client has made a commitment to extend storm water drainage piping from Valley Blvd to the existing Tehachapi Boulevard Storm Drain lines which outlet at Tehachapi Creek. These provisions will be in lieu of suggested bio-swales, sub-surface infiltration and water storage or drainage chimneys/wells.
4. The Master Plan reflects a .4acre Neighborhood Park that serves as a Community Garden. This garden will be allocated for residential use but will be HOA maintained. Shade Structures and Storage shelters are also proposed. This garden park is proposed in lieu of any requirements for Multi-Family parcel community garden requirements.
5. The use of root barriers for trees will be determined on a case by case basis in relation to the root evasiveness or scale of the trees proposed. Not all trees shall require root barriers. The proposed 7' wide street parkways are intended to accommodate most tree species growth.
6. Weed Control fabric is proposed in limited conditions only to minimize weed intrusion; such as at DG paving areas and specific planter areas. It is not suggested for use in all planted areas except turf.

