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Residences at Five Creek

Final Development Plan

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Summary

The Residences at Five Creek (herein after referred to as “Project”) is located within the Stadium Area Master Plan (SAMP) – a 32.8-acre master-planned development located in the northwest corner of the City of Rohnert Park. As indicated in the SAMP document, the SAMP is bounded to the north by several parcels of land, which front onto Business Park Drive; to the east by light industrial and office uses along Redwood Drive; to the south by Hinebaugh Creek; and to the West by Labath Avenue. The SAMP regulates development within this area and allows for up to 473 high density residential dwelling units and up to 300,000 square feet of commercial development.

The proposed Project is located within the southern portion of the SAMP and consists of 12.62 gross acres. The Project site is bounded to the north by Carlson Avenue right-of-way; to the east by Dowdell Avenue; to the south by the future extension of Martin Avenue; and to the west by Labath Avenue. The Project includes a 0.65-acre park facility at the corner of Dowdell Avenue and Carlson Avenue. High density residential uses are located on 6.03 net acres in the northern portion of the site. Regional commercial uses will be located in the southern portion of the site, with up to 34,300 square feet of retail located at the corner of Martin and Dowdell Avenues and a four-story hotel with up to 132 keys (e.g. hotel rooms) at the corner of Labath and future Martin Avenues. The proposed intensity/density of the Project is depicted in *Table 1, Project Intensity/Density* and the layout can be viewed in *Exhibit 1, Final Development Plan*.

Table 1, Project Intensity/Density

Use	Gross Acres	Units	Building Area (sq. ft.)
High Density Residential (H-R)	6.07	135	—
Commercial-Regional (C-R)	5.9	—	34,300 (retail) 132 keys (hotel)
Park	0.65	—	—
TOTAL	12.62	135	34,300 (retail) 132 keys (hotel)

Uses within the High Density Residential district include up to 135 multi-family dwelling units. The proposed multi-family units include stacked flats in three-story buildings. The buildings include individual one-car garages and surface parking spaces (some of which may be covered by a carport structure). These units have been plotted to provide direct access from the residences to either common open space facilities or the public street. These units also feature common entry areas, fostering interaction among the residents. Conceptual renderings and conceptual elevations of the residential dwelling units are depicted on *Exhibits 2 through 6*.

Uses within the Commercial-Regional district include up to 34,300 square feet of retail uses on 3.34 acres including, but not limited to restaurants, grocery stores, clothing stores, neighborhood services (i.e. dry cleaners), retail anchors, offices, and other retail uses generally found within a shopping center. The design anticipates a grocery store as the main anchor, as the large building fronts onto parking lot to accommodate shopping carts. The grocery

store design is depicted in *Exhibit 7, Grocery Rendering*. To design a cohesive and unified shopping center, secondary tenants also have the primary entry fronting onto the parking lot. It should be noted that as tenant desires vary, entries may be relocated onto street. The retail area also features a plaza area, including a trellis structure, outdoor seating, and a water feature/artwork. This plaza not only provides shade for visitors to the retail area, but also provides a welcoming entry from the adjacent proposed High Density Residential uses to the north. The retail plaza is conceptually depicted in *Exhibit 8, Retail Plaza Rendering*.

Another use within the Commercial Regional district is a hotel with up to 132 keys (or rooms) on 2.56 acres. The building area for the four-story hotel is anticipated to be 75,721 square feet. The hotel is located in the center of the property and is surrounding by surface parking, while fronting onto the future extension of Martin Avenue. The hotel will include a circular driveway, partially covered by a porte-cochere to provide protection for guests checking in and a strong entry statement. The conceptual design for the hotel is depicted *Exhibits 9 through 11*.

The Project also includes a 0.65-acre neighborhood park located at the corner of Carlson Avenue and Dowdell Avenue. Homes within the High Density Residential district will front directly onto the neighborhood park, improving the safety of the park. Amenities in the park include, but are not limited to, passive lawn area, bocce ball court, a 400-square foot picnic pavilion, semi-exclusive skate features, and an entry plaza.



Residential Summary	
Gross Site Area	6.07 AC
Dwelling Units	135
Density	22.2 DU/AC
Unit Distribution	1 Bdrm: 67 units 2 Bdrm: 56 units 3 Bdrm: 12 units
Residential Amenity	4,000 SF Clubhouse
Total Building Footprint	73,600 SF
Lot Coverage	27.8%
Total Common Open Space	66,211 SF
On-Grade Private Open Space	2,025 SF
Above-Grade Private Open Space	6,480 SF
Parking Required	243 Spaces
Parking Provided	Garage: 109 spaces Covered: 28 spaces Uncovered: 106 spaces TOTAL: 243 SPACES
Commercial Summary	
Gross Site Area	Retail: 3.34 AC Hotel: 2.56 AC TOTAL: 5.90 AC
Total Building Footprint	Retail: 34,300 SF Hotel: 75,721 SF TOTAL: 110,021 SF
F.A.R.	Retail: 0.24 Hotel: 0.68 TOTAL: 0.43
Parking Required	Retail: 106 spaces (25% Reduction) Hotel: 102 spaces (25% Reduction) TOTAL: 208 spaces
Parking Provided	Retail: 125 spaces Hotel: 139 spaces TOTAL: 264 spaces

Figure 1, Final Development Plan



Figure 2, Conceptual Residential Rendering



Figure 3, Conceptual Residential Front Elevation



Figure 4, Conceptual Residential Side Elevation, Left



Figure 5, Conceptual Residential Side Elevation, Right



Figure 6, Conceptual Residential Rear Elevation



Figure 7, Grocery Rendering



Exhibit 8, Retail Plaza Rendering



Figure 9, Hotel Rendering 1



Exhibit 10, Hotel Rendering 2



Figure 11, Hotel Rendering 3

Zoning

The Project site is zoned as “Planned Development” (PD) as indicated in *Exhibit 12, Rohnert Park Zoning Map*. The Project consists of three implementing zones: High Density Residential (H-R), Regional Commercial (C-R), and Public Institutional (PI). The location of these implementing districts are depicted in *Table 2* and *Figure 13, Project Zoning Districts*.

All developments within the Project site shall comply with the uses, development standards, and design guidelines applicable to developments within the implementing zoning designations, unless specifically indicated within this Final Development Plan booklet. The project will also comply with all applicable California Building Code (CBC) regulations, including all CALGreen requirements (e.g. bicycle and EV parking). Procedures and future development applications shall be processed as described in the City of Rohnert Park Zoning Code and/or City of Rohnert Park established procedures.

Table 2, Project Intensity/Density

Implementing Zone	Gross Acres	Units	Building Area (sq. ft.)
High Density Residential (H-R)	6.07	135	—
Commercial-Regional (C-R)	5.9	—	34,300 (retail) 132 keys (hotel)
Public Institutional (PI)	0.65	—	—
TOTAL	12.62	135	34,300 (retail) 132 keys (hotel)

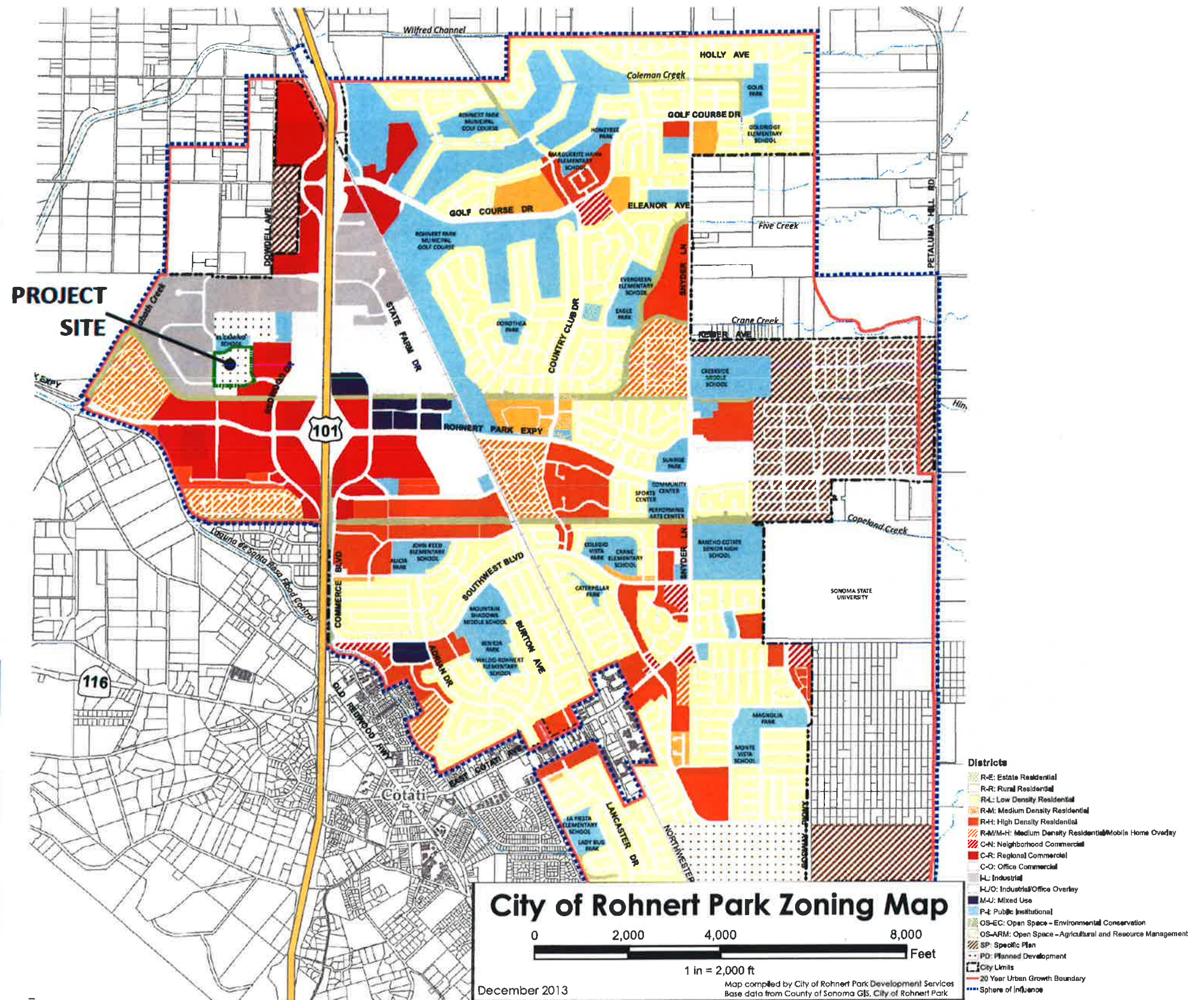


Figure 12, Rohnert Park Zoning Map



MW INVESTMENT GROUP



Residences at Five Creek — Zoning

Prepared by:



September 21, 2016

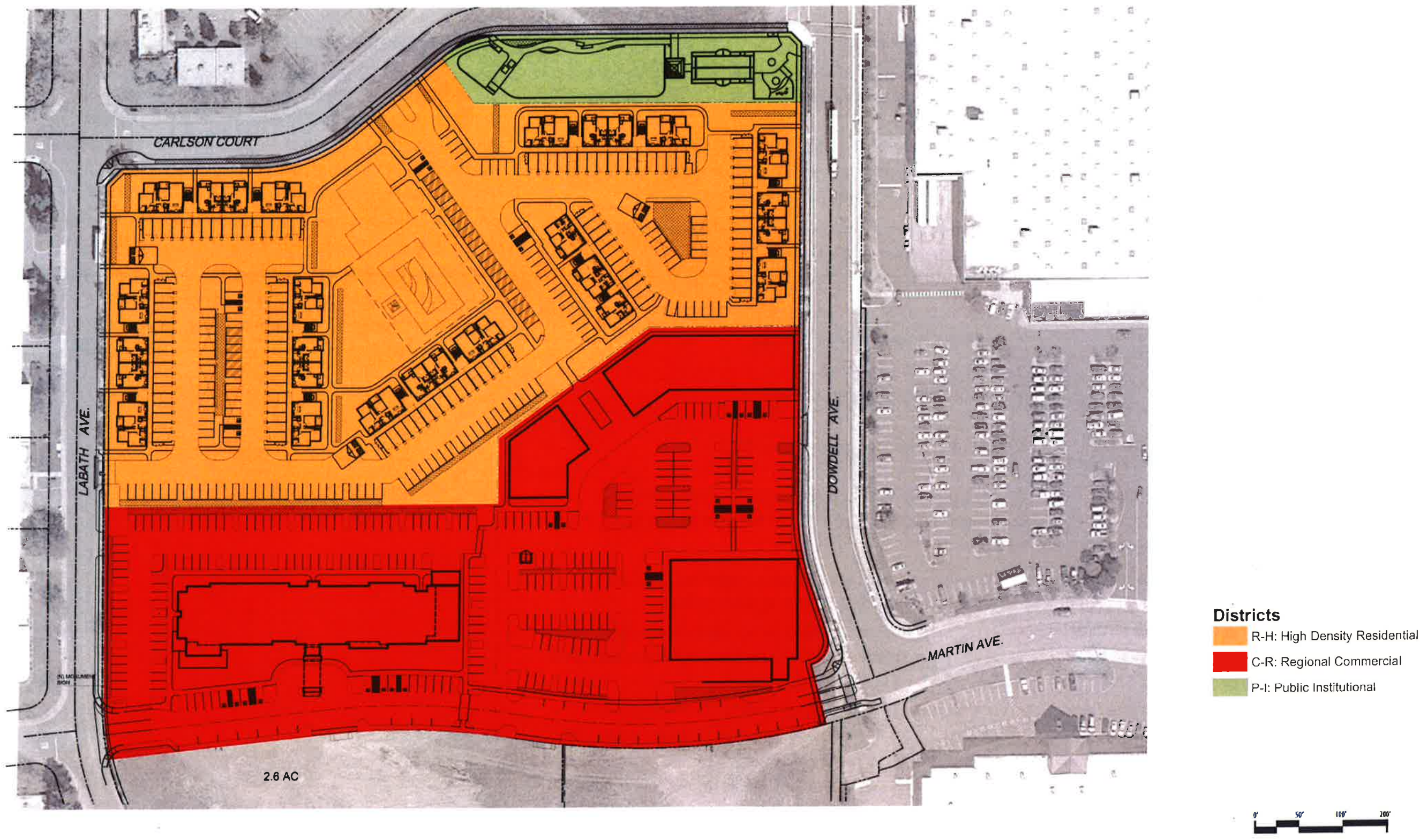


Figure 13, Project Zoning Districts

Zoning Code Variations

This section indicates deviations from the uses and development standards identified within the City of Rohnert Park Zoning Code, which is requested as part of the Planned Development.

Use Deviations

All uses within the High-Density Residential (H-R) district shall comply with the uses identified in the H-R land use category in Section 17.06.030 of the Rohnert Park Zoning Code, except:

- Community Centers shall be permitted, and
- Large Homeless Shelters (7 or more persons) shall be prohibited.

All uses within the Regional Commercial (C-R) district shall comply with the uses identified in the C-R land use category in Section 17.06.060 of the Rohnert Park Zoning Code, except:

- Animal Hospital/Veterinary Clinics shall be permitted,
- Automobile Service Stations shall be prohibited,
- Bed and Breakfast Inns shall be conditionally permitted,
- Drive-Through Windows (for all uses, including pharmacies) shall be permitted,
- Firearm Dealers and Firearm Ammunition Dealers shall be prohibited,
- Funeral Parlors/Mortuaries shall be prohibited,
- Large Homeless Shelters (7 or more persons) shall be prohibited,
- Laundromats shall be permitted,
- Large Recover Facilities (7 or more persons) shall be prohibited,
- Research and Development (Office Type Uses) shall be permitted,

- Vehicular Dealerships/Rentals (including boats, RVs, and farm or construction equipment) shall be prohibited, and
- Vehicular Repair (including boats) shall be prohibited.

All uses within the Public Institutional (PI) district shall comply with the uses identified in the PI land use category in Section 17.06.160 of the Rohnert Park Zoning Code, except:

- Cemetery, Crematory, Columbarium shall be prohibited,
- Golf Course shall be prohibited,
- Homeless Shelter shall be prohibited,
- Hospital shall be prohibited,
- Medical Clinic shall be prohibited,
- Parks shall be permitted, and
- Schools (all) shall be prohibited.

Development Standard Deviations

All developments shall comply with the development standards identified in the City of Rohnert Zoning Code, except:

- The minimum front yard setback identified in Section 17.10.020 for the R-H district shall be 15 feet,
- The minimum front yard and corner side yard setback identified in Section 17.10.020 for the C-R district shall be 5 feet,
- Footnote No. 14 of the Development Standard table in Section 17.10.020 shall be updated to include private open space of a minimum area of seventy five (75) square feet when on ground level and/or sixty (60) square feet if equal or greater than six feet above ground,

- Section 17.10.040.B. shall be updated to allow open, unenclosed, uncovered balconies, landings, platforms, patios, decks, porches, stairways, terraces, and vehicular access drives and parking and loaded areas, no part of which is more than four feet above the grade of the ground, may extend into a required front yard by five feet or into a required rear or side yard to within three feet of the property line or the required space between the buildings, and
- Uses within the Regional Commercial (C-R) District shall be granted a twenty-five (25) percent reduction of the required parking for non-residential uses, as indicated in Section 17.16.040.A of the City of Rohnert Zoning Code.

Design Guideline Variations

This section indicates deviations from the *City of Rohnert Park Design Guidelines for Commercial, Mixed-Use and Multi-Family Buildings (Design Guidelines)*, adopted by City Council Resolution 2012-95, which is requested as part of the Planned Development. As shown in the previous figures, the Project is designed as a “Modern” architectural style with varied massing and high-quality articulation and materials. As an interpretation of the Modern architectural style identified in the Design Guideline document, the proposed design does not meet all encouraged elements of said design guidelines. Below are the variations from the *Design Guidelines*.

Additional Project Design Guidelines

Additional Design Guidelines for Service/Trash Enclosures

Integration of the service areas, loading docks, and trash enclosures into the Project’s design is imperative so these areas do not detract from the overall aesthetic. The Project should comply with the applicable design guidelines indicated on Page 15 of the City’s *Design Guidelines*. To further assist with the screening of the Project’s loading docks, service areas, and trash enclosures, trees may be used to help screen these elements from view of surrounding properties.

Additional Design Guidelines for Building Massing

The streetscape, building placement, massing and facade details will be essential to creating an aesthetically-interesting place for pedestrian activity.

- Monolithic buildings of singular form, height, or material should be avoided.

- Verticals roof plane breaks, changes in building height or other accent roof forms, such as projections are encouraged.
- Long, unarticulated blank walls without massing breaks or material changes are highly discouraged.

Additional Design Guidelines for Facade Treatment

Buildings within the Project should have articulation along pedestrian routes to generate scaling and visual interest.

- Architectural design should minimize blank walls, especially when situated along streets or walkways.
- The use of stone, brick, wood, and other natural elements are encouraged on the facade.
- Large expanses of reflective, opaque, or highly-tinted glass are discouraged.
- Ceiling-to-floor storefront windows for retail buildings are encouraged to help create a dynamic and interesting streetscene.
- All facades of a building are encouraged to have windows, doors and/or other architectural elements.
- Projections, overhangs, recessed, banding and architectural details should be used to provide shadow, articulation and scale to building elevations.

- Exterior materials, windows and details should be consistent with the scale, proportion and architectural style of the building.
- Commercial building and tenant entries should have enhanced treatments and front onto the main pedestrian frontage, where possible.

Section 2, Site Design Guideline Variations

Building Placement and Orientation, Guideline No. 2: All buildings should be sited to contribute to an active street wall and a vibrant pedestrian environment.

The retail and residential buildings will be sited as close as possible, excluding the curves in the streets. However, the hotel will be located in the center of the property, surrounded by parking and landscape. Additionally, one of the tenants anticipated for the retail area is a grocery store. The entry for the grocery store will be towards the parking lot and no entries will be located on the street.

Building Placement and Orientation, Guideline No. 6: On retail developments, pad buildings should be strategically placed to help improve the pedestrian qualities of parking dominated shopping centers.

Pad buildings will be strategically placed; however, the shorter facade will be oriented towards the street to allow for the grocery tenant have the entrances and shopping cart storage facing the parking lot and not the street.

Section 3, Building Design Guideline Variations

Landscaping, Guideline No. 2: All projects must be well landscaped.

The Project will be well landscaped. However, not all trees will have a height of 10 feet when planted. Some species will be smaller. Additionally, since the Project includes multiple components, more than one type of flowering accent tree will be used.

Landscaping, Guideline No. 3: Landscaping should be primarily drought tolerant.

The Project will be primarily drought tolerant. However, due to availability of recycled water and that the area experiences without a rain event, use of rain gardens would not be appropriate.

Parking Lot Landscaping, Guideline No. 2: Surface parking should include trees in parking islands.

The Project will include trees within parking islands to meet the required one tree per four spaces. However, planters accommodating trees will generally be along the long edge of the parking space, rather than between facing parking spaces.

Mechanical and Roof-Mounted Equipment, Guideline No. 2: All roof mounted mechanical equipment must be screened with an enclosure.

The Project will screen roof-mounted equipment from public view by using parapet walls.

Building Massing, Guideline No. 2: Massing elements such as arcades and towers contribute to a rich building composition

The proposed Project is an interpretation of the Modern style identified in the City Design Guideline document. The proposed design consists of varied massing and architectural canopies to provide shade over pedestrian promenades. Arcades and tower are not appropriate for the proposed architectural style.

Building Articulation, Guideline No. 2: Commercial one story buildings should be highly articulated and have a roofscape treatment.

The proposed retail buildings will be highly articulated and consist of varied roofscape treatment. However, the retail portion consists of three buildings. Each building will have consistent articulation between its storefronts. However, storefronts of one building will be architecturally similar (e.g. architectural canopy), not consistent.

Multi-Family Building Massing, Page 28: Ground floor units should have entries accessed from and raised from the street.

The proposed multifamily buildings include recessed common entries in-between the buildings. The entry door is concealed from street view, but is not raised from the adjacent sidewalk.

Roofs, Guideline No. 1: All roof forms should complement the massing and articulation of the building.

The proposed roof forms for all buildings will complement the modern massing and articulation. However, all buildings will include varied flat roof forms with variable parapet heights. Gable, hip and shed roof forms are not proposed.

Roofs, Guideline No. 3: Flat roofs should vary in height and use caps, shaped parapets, barrel tiles or a cornice treatment to create an interesting skyline.

As discussed above, the Project consists of varied flat roof forms with variable parapet heights. Parapets will have a minimum height of two feet, four inches. Caps, shaped parapets, barrel tiles and cornices are not consistent with the proposed Modern architectural style.

Roofs, Guideline No. 5: Roof drainage elements should have consistent materials and be integrated into the overall building façade composition.

Downspouts are proposed to be exterior mounted for all buildings within the Project. Downspouts shall be painted and/or treated to blend into the wall it is mounted on.

Windows, Guideline No. 2: All window frames should be recessed from the building facade.

Window frames for the proposed Modern architectural style will not be recessed from the face of the exterior wall.

Windows, Guideline No. 4: Window materials and type should maintain a consistent design vocabulary and quality throughout the building.

All window materials and type for each building within the Project will maintain a consistent design vocabulary and quality. However, on multi-story buildings, the windows on the ground and upper stories will be the same size, as the same residential unit or hotel room will be on all floors.

Section 5, Storefront Guideline Variations

Windows, Guideline No. 6: Window frames should be colored to complement the building façade color scheme.

Clear anodized windows cannot generally be used to meet the required Title 24 requirements. Vinyl windows in a bronze or espresso color will be used to meet the Title 24 requirements and complement the building's color scheme.

Building Entries, Guideline No. 5: Door glazing should be provided to create an inviting entry.

To provide security, residential doors will not include any glazing. Residential entry doors are concealed from street view.

Garage Doors, Guideline No. 3: The exterior design of garage doors should be treated to reduce its visual impact.

Residential single-car garage doors will not consist of any surface paneling to be consistent with the Modern architectural style.

Building Color, Guideline No. 3: Accent colors should complement the main building color. Accent colors may be used for trim or to emphasize architectural details.

The proposed colors for the Project consists of a light earth-tone base color with darker accent colors on details such as window trim.

Building Color, Guideline No. 3: Storefronts should be designed with a clearly defined module.

Each building will have a defined module that has a consistent pattern. However, each building's module may vary as long as they appear similar to the remainder of the retail development.

Common Storefront Elements, Entry, Guideline No. 1: Storefronts should have a distinctive entry.

Each storefront will have a distinctive, yet compatible entry. Entries will generally not include differentiated paving materials, however, they will include other features such as architectural canopies and other elements.

Common Storefront Elements, Entry, Guideline No. 2: Doors should contribute to creating an inviting entry.

All retail doors will contribute to creating an inviting entry. Not all doors will include transom windows above the door. Some doors will include a large vertical pane of clear glass that are taller than eight feet in height, which is consistent with the Modern architectural style.

Common Storefront Elements, Display Windows, Guideline No. 2: Display windows should provide transparency into the business.

Display windows will be provided for all retail tenants, with the exception of the grocery tenant. To provide shade protection for shoppers, architectural canopies will be used.

Common Storefront Elements, Bulkhead, Guideline No. 1: All storefronts should include bulkheads; and Guideline No. 2: Bulkheads should be finished with high quality durable materials that are compatible with the materials used on the building façade.

The Project's Modern architectural design does not include the use of bulkheads. The storefront design includes a single pane of glass that extends from the pad of the retail space.

Common Storefront Elements, Awnings, Guideline No. 1: Awnings should be used to articulate the building and give hierarchy to the storefront; Guideline No. 2: Awnings should be placed to contribute to the pedestrian scale; Guideline No. 3: Correlate the awning placement to the storefront opening; Guideline No. 4: Awning shapes should relate to the shape of the opening and the building's architecture; Guideline No. 5: Awnings should use high quality materials; and Guideline No. 6: Awnings should accent the building's façade.

The Project's Modern architectural design does not include the use of awnings. The design includes the use of different architectural canopies on each building. Some canopies wrap around the building, while others are only located over the front entry. Generally, the canopies are located above the transom windows to provide scale to the building.



Public Circulation

The project is bounded by Labath Avenue on the west, Carlson Avenue on the north, and Dowdell Avenue on the east. Martin Avenue also dead ends on the east and west boundaries of the Project. These streets are explained below and shown graphically on *Figure 14, Street Sections*. A map of the existing and proposed public circulation system is shown on *Figure 15, Circulation Plan*.

Labath Avenue exists as a Public Avenue with no median, similar to City Standard Drawing 200F. This route also serves as a Class III Bicycle Route, and consists of two, 12-foot travel lanes; two, 8-foot parking lanes; and sidewalks on both sides of the street. Dowdell Avenue was recently constructed as part of the Fiori Estates project, just north of this proposed project. The street was developed to be a Public Avenue with no parking, similar to City Standard Drawing 200F. This street includes as a Class II Bicycle Lane, and consists of two, 12-foot travel lanes; a 14-foot two-way left turn lane; two 5-foot Class II Bicycle Lanes; and curb-separated sidewalks on both sides of the street. The northern two-thirds of Carlson Avenue were recently constructed as part of the Reserve at Dowdell project, just northeast of the proposed Project. The street was developed to be an Industrial Street, similar to City Standard Drawing 200H. This project will need to construct the remaining southern portion of the street between Dowdell Avenue and Labath Avenue. The street will include a Class III Bicycle Route, consisting of two, 14-foot travel lanes; two, 10-foot parking lanes; and sidewalks on both sides of the street upon completion.

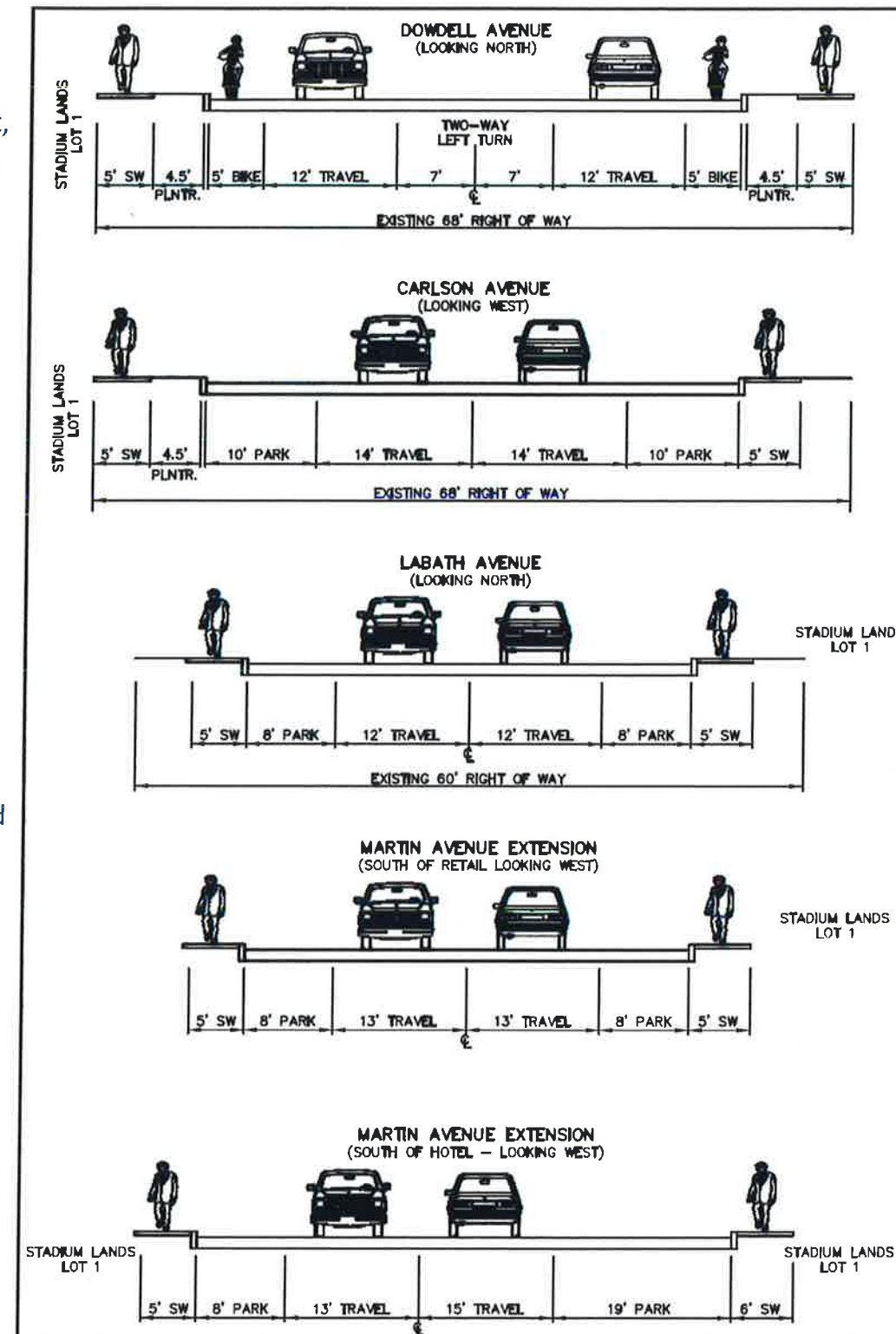


Figure 14, Street Sections

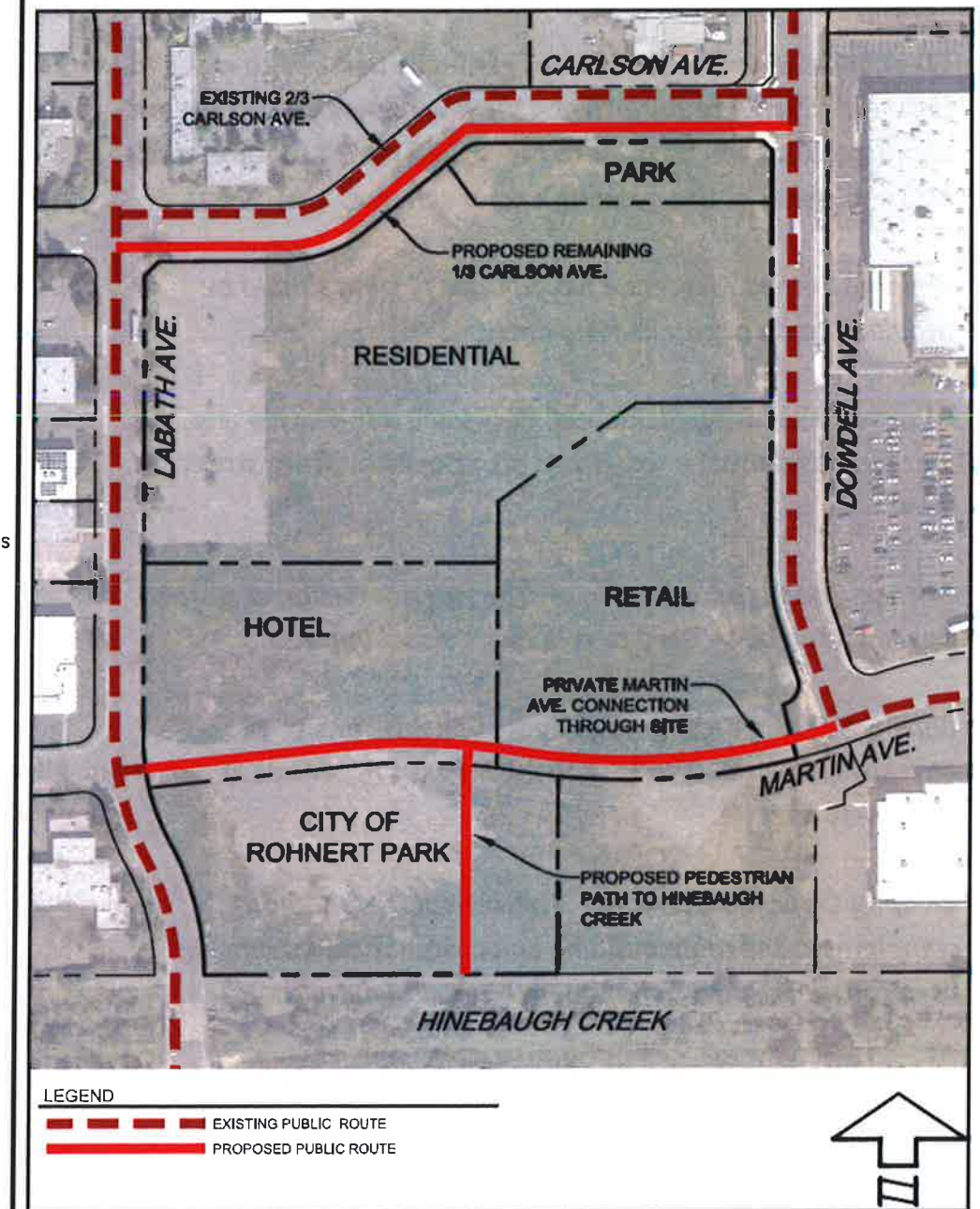


Figure 15, Circulation Plan

Private Vehicular Circulation

On-site drive aisles will be constructed throughout the Project site connecting the various parking lots serving the site. The drive aisles will be a minimum of 26 feet in width to allow enough clearance for vehicles to back out of perpendicular parking stalls provided along the route. The drive aisles for the hotel and retail shops will be interconnected, allowing shared use of their parking lots. The drive aisles serving the residential apartments will not connect to the commercial drive aisles serving the hotel and retail shops to provide a sense of separation between the two types of development.

Additionally, an extension of Martin Avenue will provide a route between Labath and Dowdell Avenues through the Project, connecting Martin Avenue on each side of the Project. This extension will also serve the City-owned public facility parcel to the south. Access to the hotel and retail shops will be provided via curb returns from Dowdell and Martin Avenues, respectively. The westerly curb return on Martin Avenue will be restricted to right in and right out movements only through appropriate striping and signage.

Access to the residential apartments will be provided by a driveway cut on Carlson Avenue. An emergency vehicle access (EVA) will be provided from of Labath Avenue. Details regarding private vehicular circulation of the site are depicted on *Figure 16, Private Vehicular Circulation Plan*.

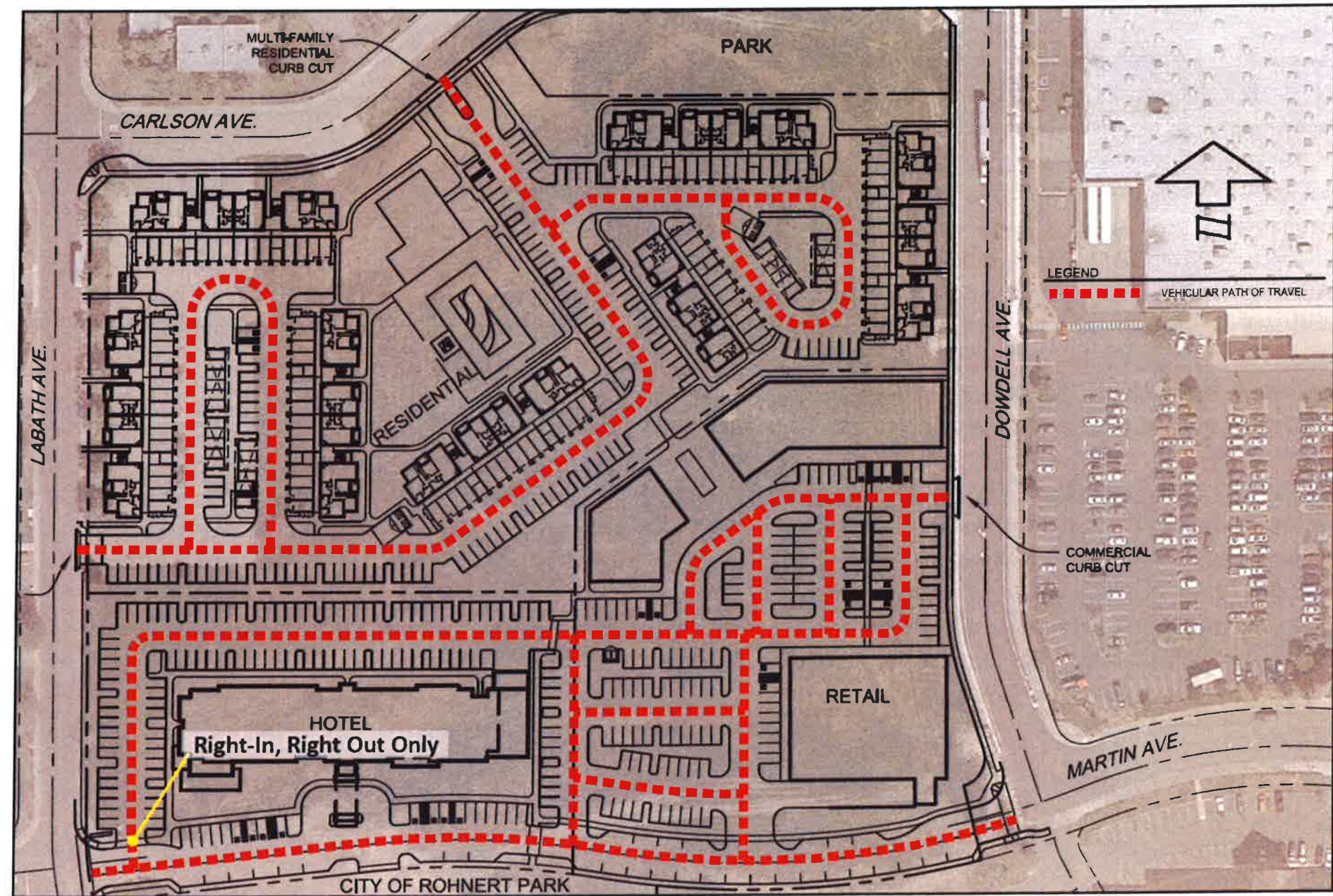


Figure 16, Private Vehicular Circulation Plan

Private Pedestrian Circulation

The private pedestrian circulation for Residences at Five Creek include an interconnected network for residents and visitors alike. The residential circulation includes multiple connections to the clubhouse on-site. Pedestrians may also walk to the retail and hotel portions of the site through the retail plaza or along Labath or Dowdell Avenues. The retail and hotel portions of the site also include two different travel paths, one along Martin Avenue and the other through the northerly portions of the retail/hotel sites. The pedestrian circulation will also include a marked crossing on Martin Avenue to Hinebaugh Creek.

The plan for Residences at Five Creek also includes convenient bicycle parking facilities for residents, shoppers, employees, and visitors that will comply with applicable CalGreen requirements. Details regarding private pedestrian circulation of the site and the conceptual bicycle parking facility locations are depicted on *Figure 17, Private Pedestrian Circulation Plan*.

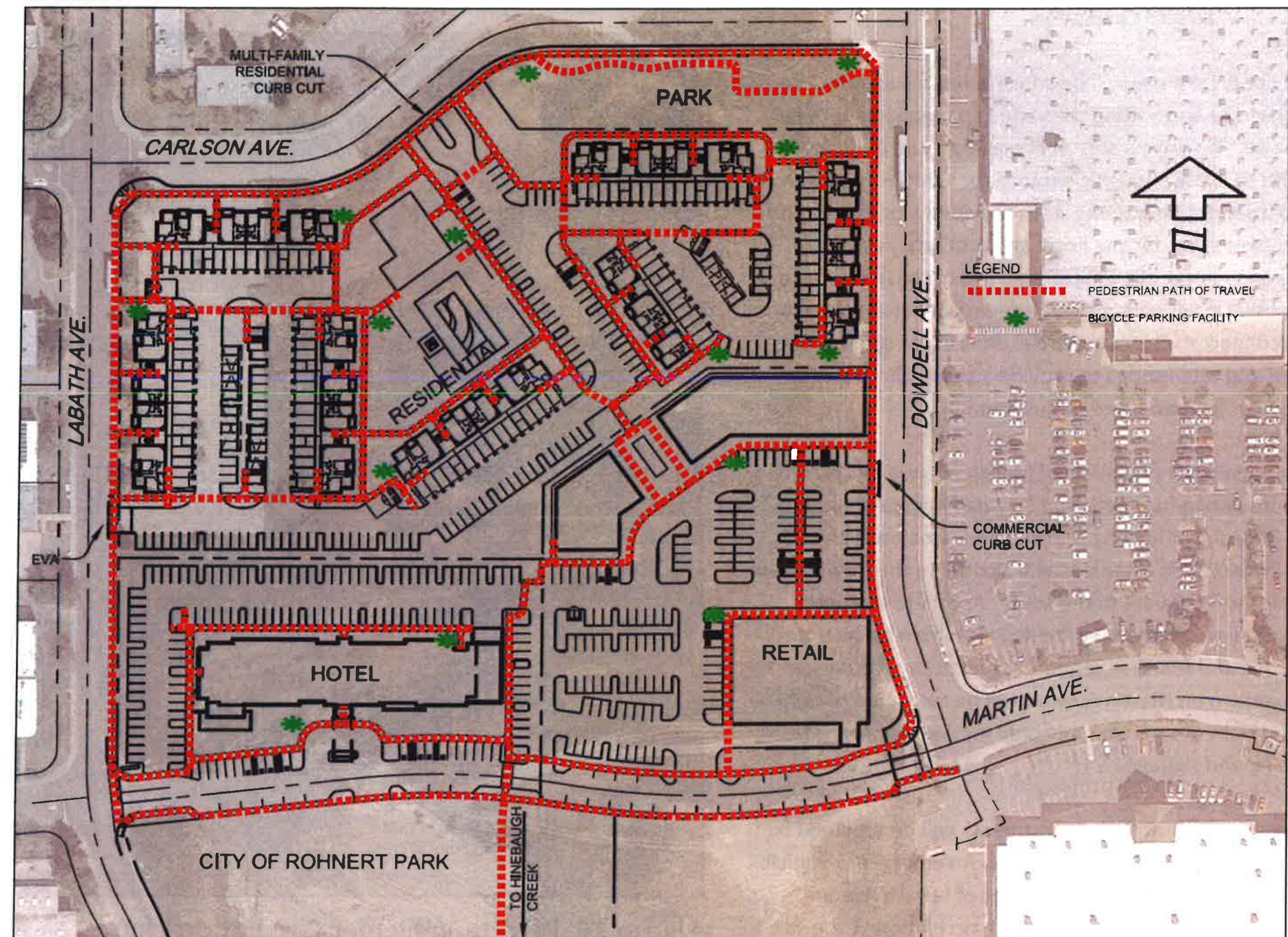


Figure 17, Private Pedestrian Circulation Plan



NOTES SCHEDULE

- | SYMBOL | DESCRIPTION |
|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | STREETSCAPE: A consistent street tree and low water use ground cover / shrub planting will be installed in the easement between the sidewalk and project fencing. |
| 2 | PARKING AREAS: Deciduous shade trees will be installed in planter fingers to provide shade over parking areas and drive aisles. Low water use shrubs and groundcovers will provide texture and color interest. |
| 3 | EVERGREEN SCREEN: Where applicable between land use, a Redwood Tree evergreen screen will be installed to create a visual barrier between the residential and commercial areas. |
| 4 | POOL AREA RECREATION: The pool area design (to be completed) will consist of a pool, spa, lounge areas and outdoor kitchen / social area. The pool area will be secured by 5-ft tall minimum height ornamental fencing. Plant materials will be "pool friendly" and intended to provide year round color and interest. |
| 5 | PARK LAWN AREA: The park will include lawn grass areas sufficient in size for passive recreation opportunities such as playing catch and an informal game of volleyball. |
| 6 | PARK BOCCIA COURT: Two courts are proposed for an active recreation opportunity. |
| 7 | PARK PICNIC PAVILION: A 20'x20' picnic pavilion will provide opportunities for social gatherings and include picnic tables and a BBQ area. |
| 8 | SKATE FEATURES: Semi-exclusive skate features (ramps, walls, curbs, etc.) area along a separated sidewalk area. |
| 9 | PARK ENTRY PLAZA: The main entrance to the park will be highlighted by a permeable paver design plaza and ramada structure. A park sign monument would also be located in this area. |
| 10 | PARK BUFFER LANDSCAPE: The non-lawn grass areas of the park will consist of various trees, shrubs and ground covers intended to provide a visual screen between the private residential and public park area. |
| 11 | RESIDENTIAL AMENITY AREA: Lawn grass area for informal play and potential tot-tot area. |
| 12 | EMERGENCY VEHICLE ACCESS: An EVA point of access provided to Labath Ave. The EVA would consist of grass block pavers. |
| 13 | COMMERCIAL ACCESS: Access between the Residential and Commercial area will be provided by a controlled access gate. |
| 14 | TRASH ENCLOSURES: ADA Accessible trash enclosure will be provided throughout the residential area. |
| 15 | PLANTER AREAS: Shrub and ground cover areas around buildings (typ). |
| 16 | PLAZA CONCEPT: Plaza to include outdoor dining opportunities, central landscape and amenity feature focal point (i.e. water feature or art sculpture). Informal seating areas in the form of seat walls will be incorporated in to the central area. An architectural over head structure will provide protection from the sun. Final design to be determined by design development review submittal. |

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME
1	Acer rubrum 'Armstrong'	Armstrong Red Maple
2	Acer rubrum 'Autumn Blaze'	Autumn Blaze Maple
3	Arbutus 'Marina'	Arbutus Standard
4	Cercis canadensis 'Forest Pansy' TM	
5	Cupressus sempervirens	Italian Cypress
6	Exsiliq Tree	Exsiliq Tree
7	Lagerstrœmia indica 'Mustogee (Sind)	Mustogee Cape Myrtle
8	Platanus chinensis	Chinese Platanus
9	Prunus caroliniana	Carolina Laurel Cherry
10	Prunus cerasifera 'Thunder Cloud'	Thunder Cloud Flowering Plum
11	Pyrus calleryana 'Chanticleer'	Chanticleer Pear
12	Quercus agrifolia	Coast Live Oak
13	Rhaphiolepis indica 'Majestic Beauty' TM	Indian Hawthorn Standard
14	Sequoia sempervirens 'Aptos Blue'	Aptos Blue Redwood
15	Tilia cordata	Littleleaf Linden
16	Washingtonia robusta	Mexican Fan Palm
17	Zelkova serrata 'Village Green'	Savinal Zelkova

DESIGN NOTE
The Plant List is tentative and may expand or contract as the final planting design is prepared.

CALGreen+Tier 1 Checklist
The design of the landscape / irrigation system is intended to meet the CALGreen+Tier 1 Checklist associated with landscape elements. Toward this end the project will include the following best practices:

1. Lawn grass area, limited to not more than 50% of the landscape, shall be irrigated by a low volume pop-up rotary sprinkler system.
2. Hydrex irrigation techniques will be incorporated.
3. The plant palette will utilize at least 75% native California or drought tolerant plant materials appropriate to the climate zone region. *Note: Plant list illustrated is tentative and may expand or contract as the final design is prepared.*
4. The use of potable water will be reduced to a quantity that does not exceed 65% of ETo times the landscape area.
5. Common area and perimeter area landscape irrigation will consist of a combination of water conserving low volume rotary sprinklers (where appropriate in large ground cover areas), traditional drip irrigation, and an in-line drip irrigation system.
6. All irrigation valves shall be connected to an automatic control system.
7. All irrigation systems shall be designed to meet the most current water conservation policies and available equipment.

Plant Container Sizing

- Trees to be planted from minimum 15-gallon size containers
- Shrubs to be planted from 5-gallon and 1-gallon containers
- Ground Covers to be planted from 1-gallon containers
- Lawn areas to be planted from sod

PARK NOTE:

Park design per input received from Parks Commission. Park amenity construction to be phased based on initial and future available funds. Per agreement, the developer is responsible for a set amount of funding. Future funding to be provided by City to complete park as designed.

Figure 18, Preliminary Landscape Concept Plan

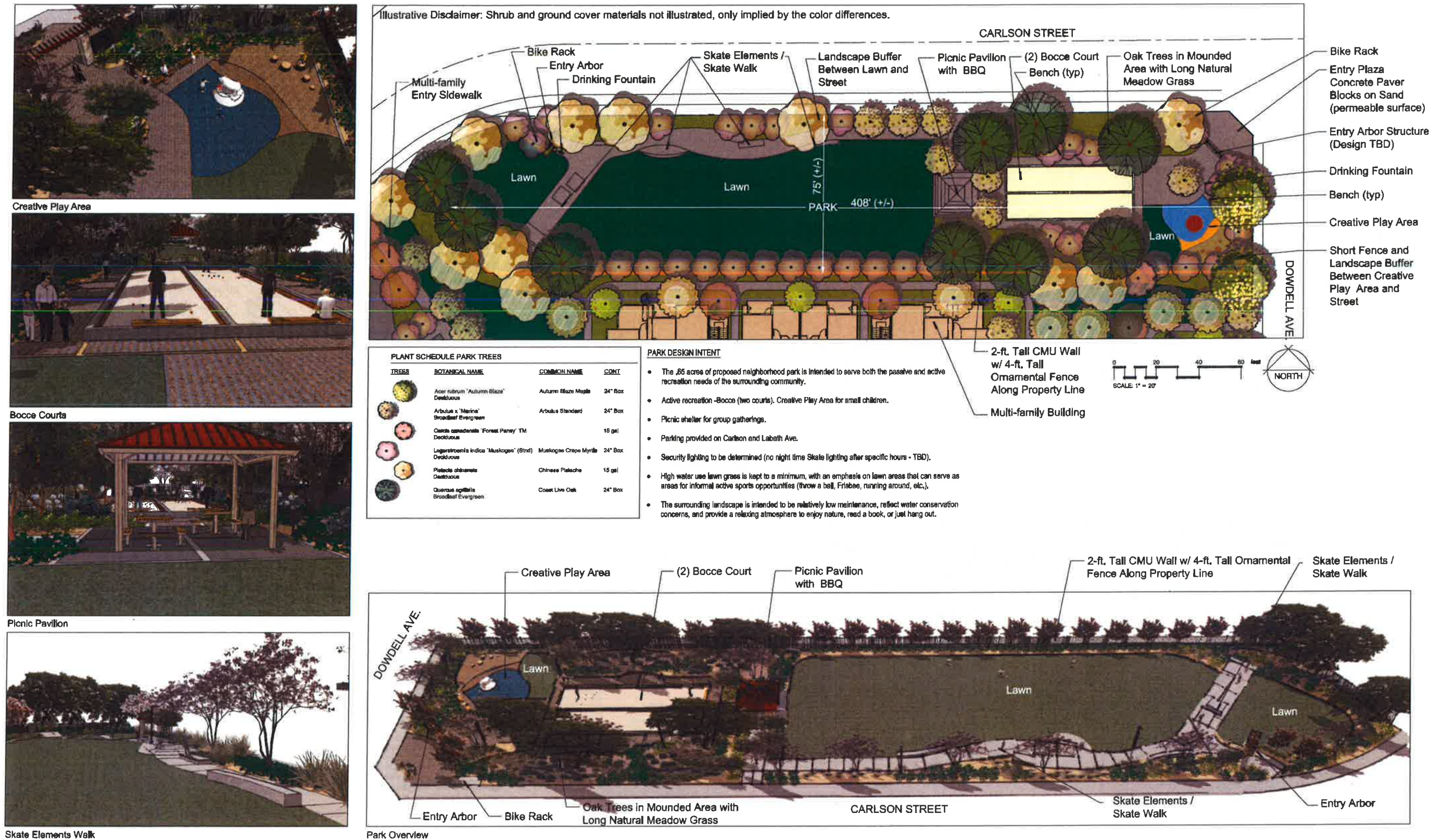


Figure 19, Preliminary Park Concept Plan

Water

The Project will tie into the City water system to serve domestic and fire protection demands. There are existing water mains in the streets adjacent to the Project. Labath Avenue contains an existing 8-inch water main, which currently has three 8-inch lines stubbed into the project. A 12-inch water main was installed in Dowdell Avenue with the construction of the Fiori Estates project to the north. The water main in Dowdell Avenue connects to an existing 12-inch main in Martin Avenue. The main in Martin Avenue ends just outside the project limits, at the existing edge of pavement at the westerly end of Martin Avenue. A 12-inch water main was installed in Carlson Avenue with the construction of The Reserve at Dowdell project to the northeast. The water main in Carlson Avenue ties into the water main within Dowdell Avenue. As part of the Project, the 12-inch water main in Carlson Avenue will be extended to the existing 8-inch water main in Labath Avenue, providing a looped water system around the Project. See Figure 18, Water Plan for a graphic representation of existing and proposed systems.

This project will require multiple separate water meters with associated private water mains to serve this project. The hotel, retail, and residential dwelling units will be metered separately, and each of these developments will require a separate private fire protection main to connect building fire protection systems. If potable water is proposed for the park, a separate water meter will also be required for the park parcel.

Water mains serving the commercial areas and City parcel will need to be 12-inch minimum based on an assumed fire flow demand of 3,000 gpm. Irrigation was not considered in the water demand estimations. It is assumed the irrigation needs will be met with recycled water.

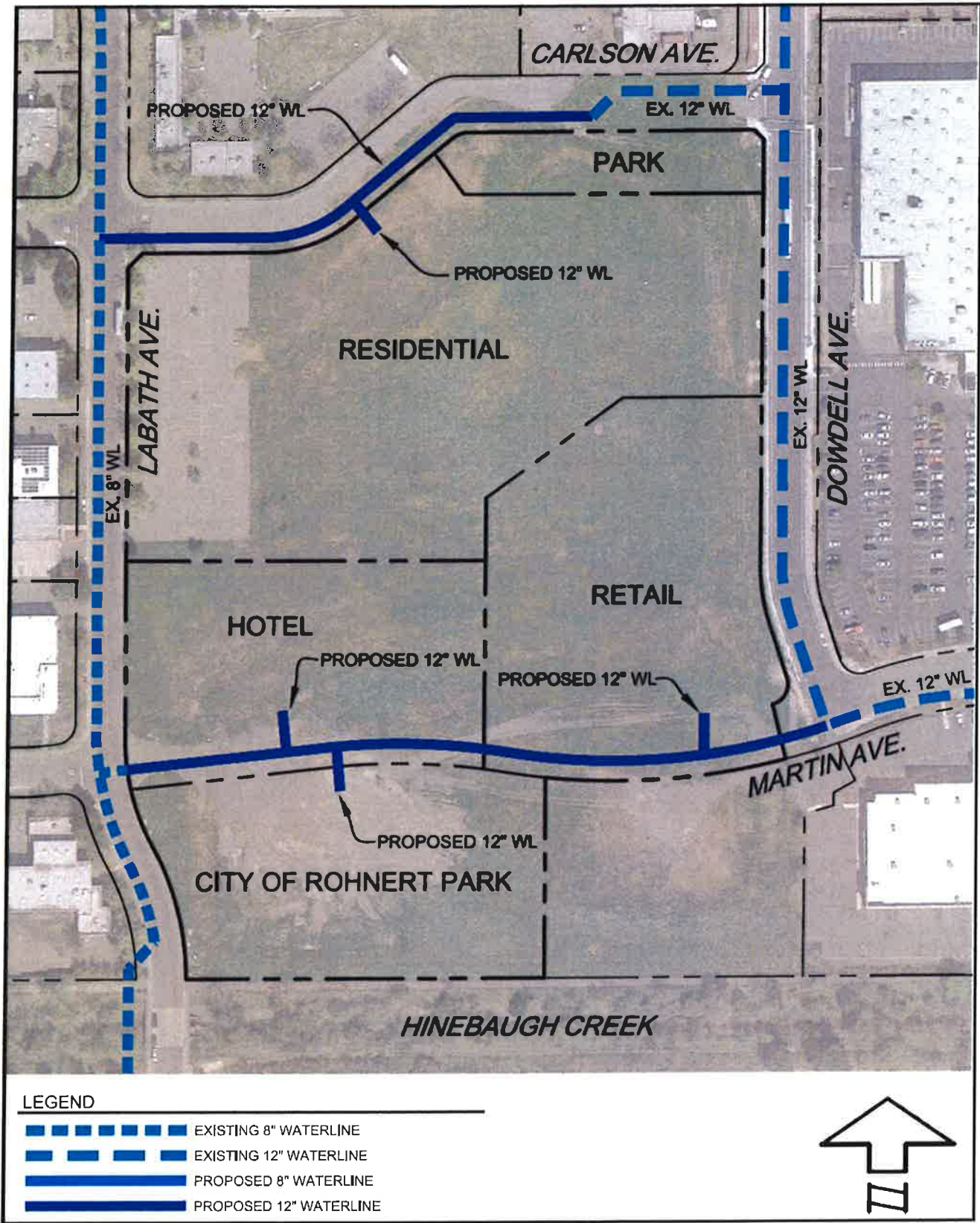


Figure 20, Water Plan

Domestic water demands are estimated as follows:

$$Q_{\text{RESIDENTIAL}} = (100 \text{ gallons/person/day}) \times (2.0 \text{ people/unit}) \times (135 \text{ units})$$

$$Q_{\text{RESIDENTIAL}} = 27,000 \text{ gpd}$$

$$Q_{\text{HOTEL}} = (125 \text{ gallons/room/day}) \times (133 \text{ rooms})$$

$$Q_{\text{HOTEL}} = 16,625 \text{ gpd}$$

$$Q_{\text{RETAIL}} = (0.112 \text{ gallons/sq. ft./day}) \times (34,300 \text{ sq. ft.})$$

$$Q_{\text{RETAIL}} = 3,842 \text{ gpd}$$

$$Q_{\text{TOTAL}} = 47,467 \text{ gpd} = 0.05 \text{ mgd}$$

Recycled Water

The project will tie into the City recycled water system to serve irrigation demands. There are existing recycled water mains in the public streets adjacent to the project. Labath Avenue contains an existing 8-inch recycled water main, with a 4-inch lateral stubbed into the Project. Also, a 2-inch service line currently serves irrigation needs for the existing parking lot in the northwest corner of the project. An 8-inch recycled water main was installed within Dowdell Avenue with the construction of the Fiori Estates project to the north. See Figure 19, Recycled Water Plan for a graphic representation of existing and proposed systems.

New services will be required to serve irrigation demands for the hotel, retail, City parcel, residential dwelling units, and the public park. The required size of meters and services will be determined as construction drawings are developed.

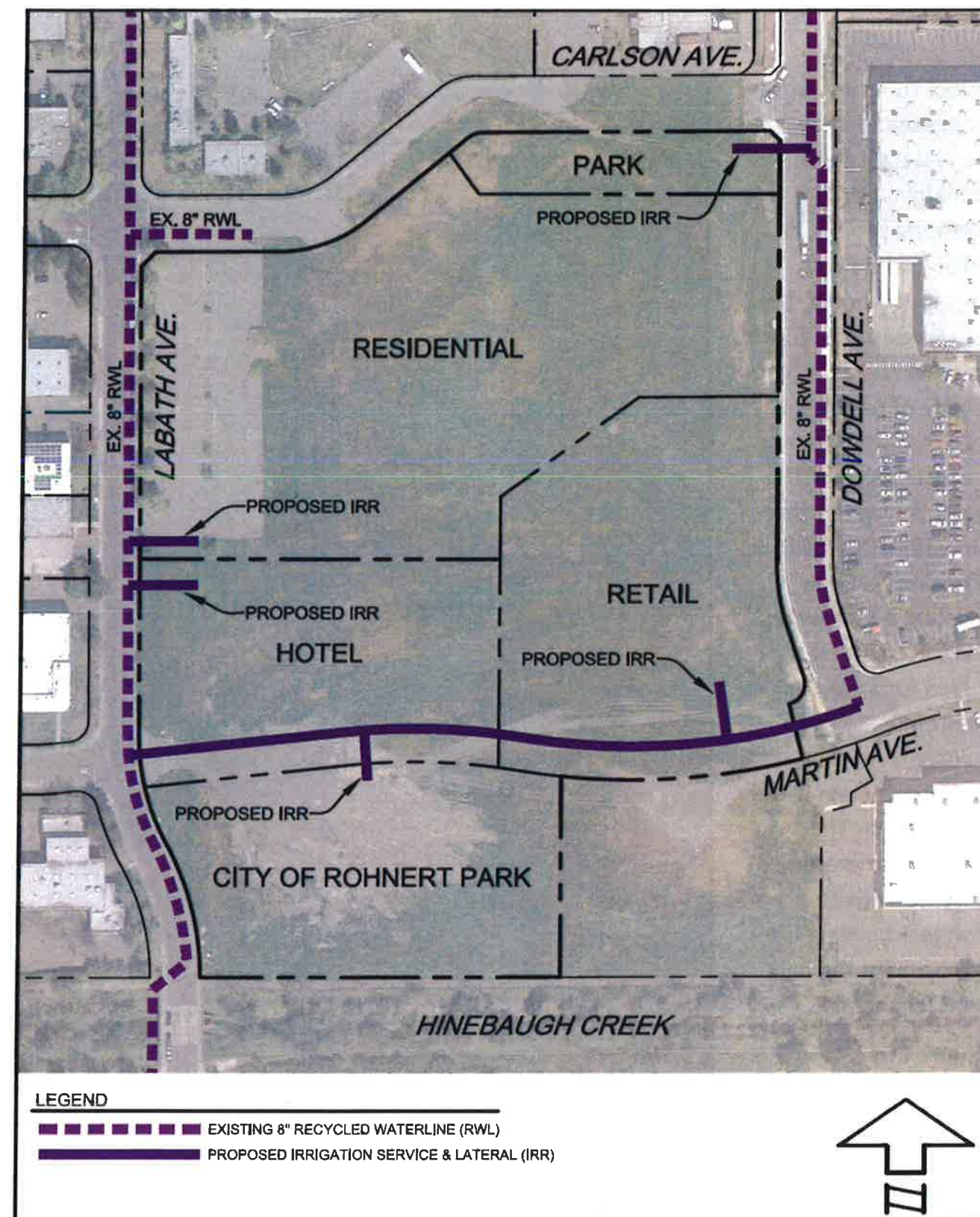


Figure 21, Recycled Water Plan

Sewer

The Project will tie into the City sanitary sewer system to serve wastewater demands. There are existing sanitary sewer systems in the public streets adjacent to the site. Labath Avenue contains an existing 6-inch sanitary sewer directing effluent in a northerly direction. Carlson Avenue has an existing 6-inch sanitary sewer that connects into the system in Labath Avenue. An 8-inch sanitary sewer system was installed within Dowdell Avenue with the construction of the Fiori Estates project to the north. This system ties into an existing 8-inch system within Martin Avenue, which flows easterly to a trunk sewer within Redwood Drive.

Two, 6-inch sanitary sewer laterals were stubbed into the project property from the Dowdell system as part of the Fiori Estates project, which considered future flows from this project site as tributary to this system. There are also a couple of 6-inch sanitary sewer laterals stubbed into the project from Labath Avenue. See Figure 20, *Sewer Plan* for a graphic representation of the on-site sewer layout. See Figure 21, *On-Site Utility Plan* for a graphic representation of existing and proposed systems.

The design flows will be calculated per the City of Rohnert Park Manual of Standards, Details, and Specifications. An analysis of the Labath Avenue system shows that the existing 6-inch main is at capacity, and cannot accept additional flows from the site. Fortunately, a similar analysis shows that the 8-inch sewer in Dowdell Avenue and Martin Avenue can accept this additional flow.

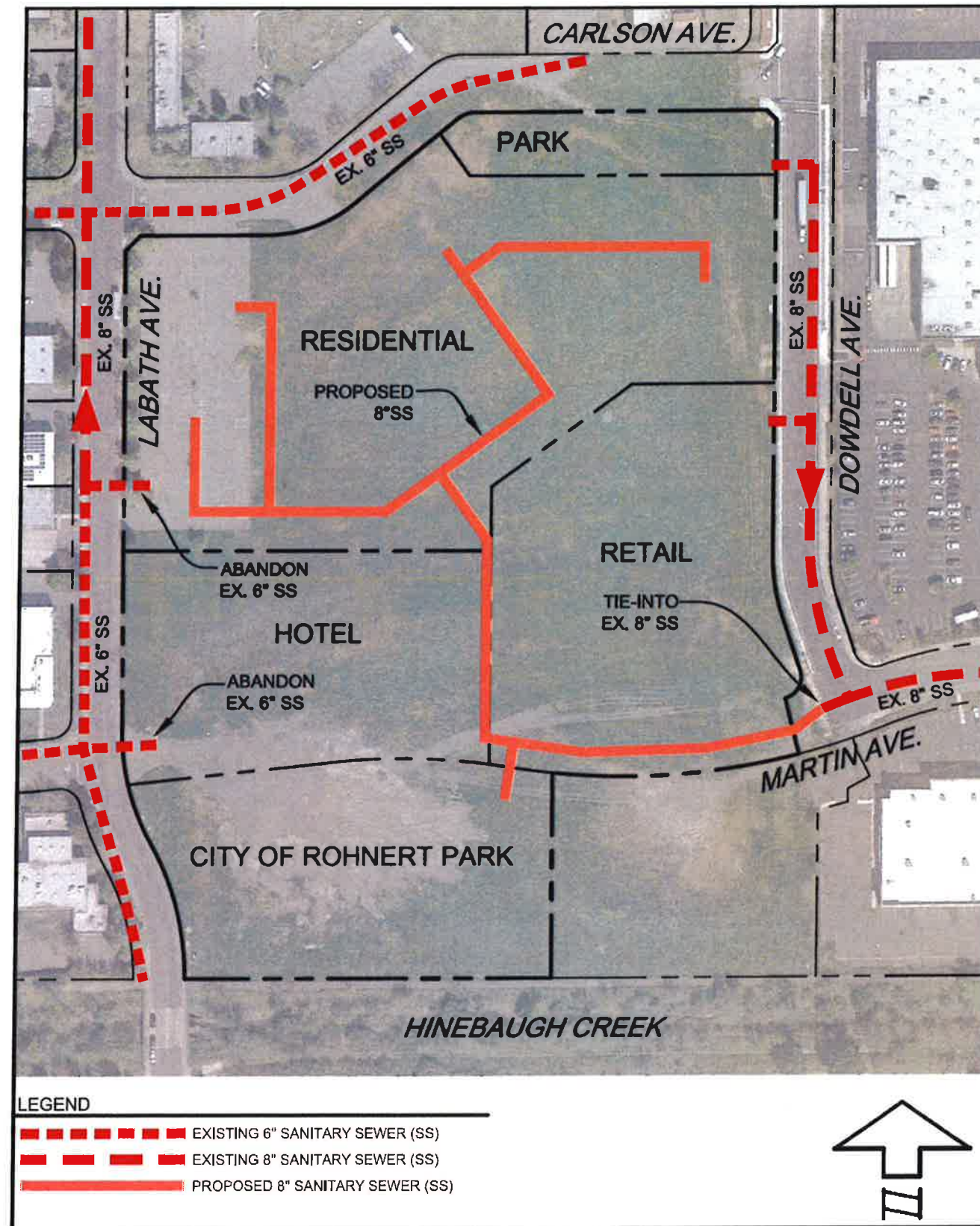


Figure 22, Sewer Plan

Sewer demands are estimated as follows:

$$Q_{\text{RESIDENTIAL}} = (100 \text{ gallons/person/day}) \times (2.0 \text{ people/unit}) \times (135 \text{ units})$$

$$Q_{\text{RESIDENTIAL}} = 27,000 \text{ gpd}$$

$$Q_{\text{HOTEL}} = (125 \text{ gallons/room/day}) \times (133 \text{ rooms})$$

$$Q_{\text{HOTEL}} = 16,625 \text{ gpd}$$

$$Q_{\text{RETAIL}} = (0.112 \text{ gallons/sq. ft./day}) \times (34,300 \text{ sq. ft.})$$

$$Q_{\text{RETAIL}} = 3,842 \text{ gpd}$$

$$Q_{\text{TOTAL}} = 0.05 \text{ mgd}$$

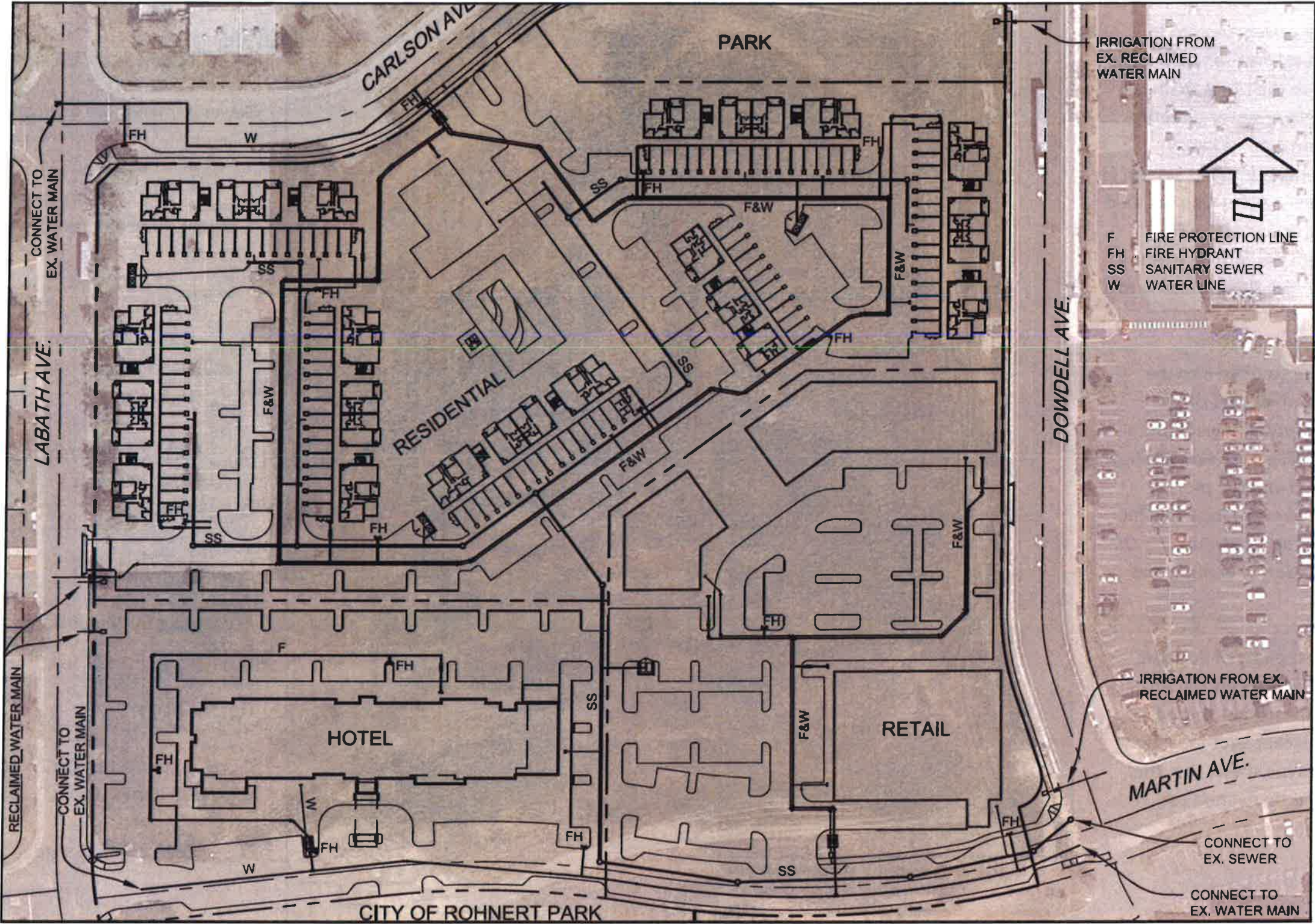
Accounting for the peaking factor:

$$Q_{\text{PEAK}} = 0.20 \text{ cfs}$$

$$Q_{\text{I/I}} = (1.4 \text{ gpm/acre}) \times (15.25 \text{ acre})$$

$$Q_{\text{I/I}} = 21.35 \text{ gpm} = 0.05 \text{ cfs}$$

$$Q_{\text{DESIGN}} = 0.25 \text{ cfs} = 0.16 \text{ mgd}$$



Stormwater Flood Control

The Project site is primarily undeveloped, consisting predominately of vacant land. There is a small paved parking lot in the northwestern corner of the site. The existing topography is relatively flat, gently sloping westerly toward Labath Avenue. This Project was included as a tributary to the storm drain system within Labath Avenue, where the site currently drains. An existing 30-inch and 36-inch storm drains collect runoff and convey flows westerly down Martin and Carlson Avenues, respectively. These storm drains ultimately converge and outlet into Hinebaugh Creek.

As part of the Costco project, a new outfall to Hinebaugh Creek was constructed. The design of this storm drain system did not include the Project site or the Coddling parcel as tributary, thus, this system is at full capacity. The Project will require the construction of a new system to drain on-site runoff. This system will require a new outfall to Hinebaugh Creek, just west of the existing Labath Avenue Bridge. The new storm drain system will be designed to accept 15.25 acres from the Project, the City's parcel and the Coddling parcel for a total tributary area of 17.08 acres. See Figure 22, Storm Drain Plan for a graphic representation of existing and proposed storm drain systems.

The tributary area is less than one square mile, and would be classified as a minor waterway. The storm drain system will be designed to accommodate the 10-year storm event and will require a 36-inch minimum diameter storm drain per the attached Channel Report.

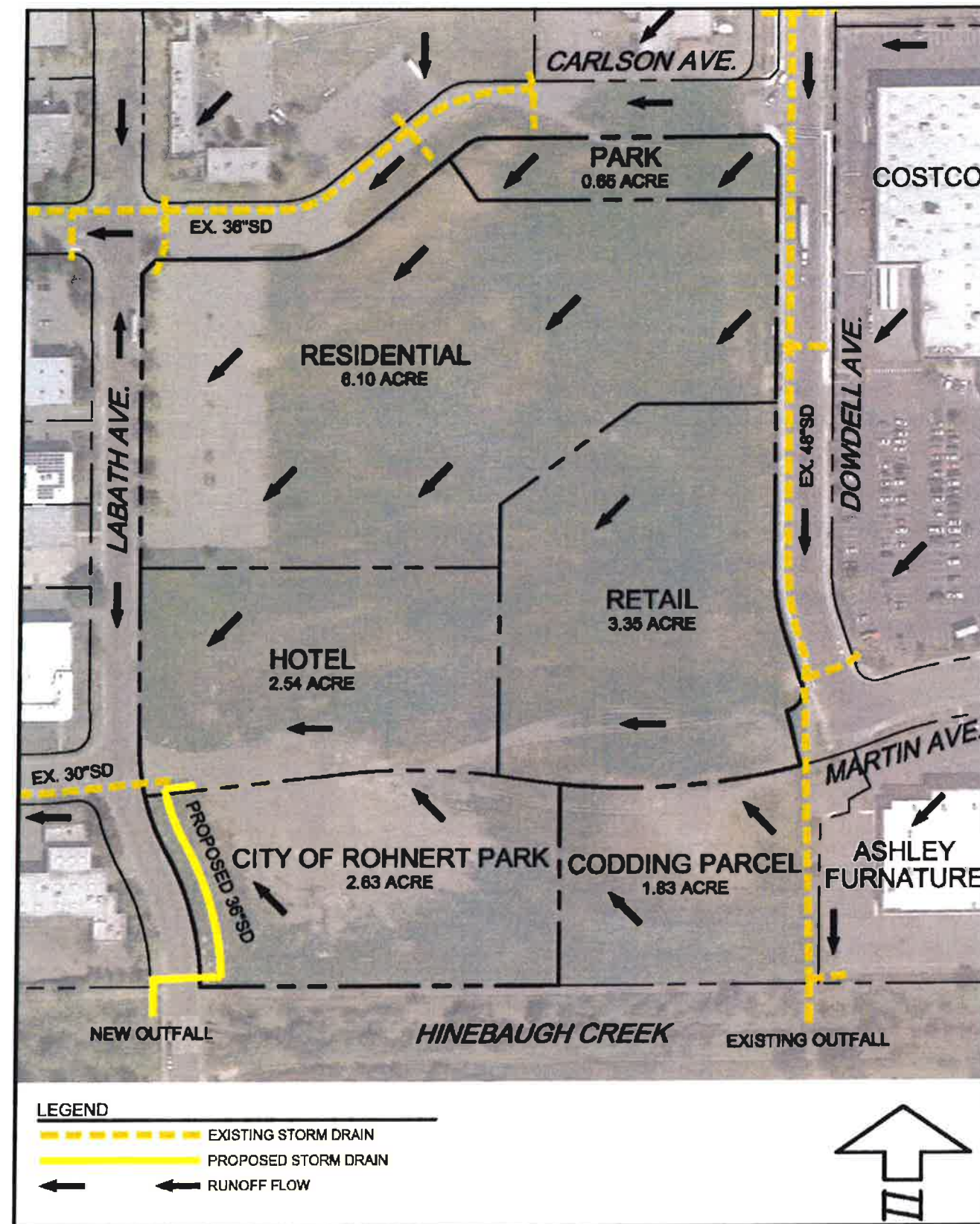


Figure 24, Storm Drain Plan

Using the Sonoma County Water Agency (SCWA) Flood Control Design Criteria, the approximate design flow required to size the proposed system – $Q = CIAK$

Q = flow (cfs)

C = runoff coefficient (unitless)

I = rainfall intensity for design storm (in/hr)

A = drainage area (acres)

K = mean seasonal precipitation factor (unitless)

As a minor waterway, the time of concentration for the site is 7 minutes based on times of concentration for commercial or similar areas. Thus, the rainfall intensity per Plate B-2:

$$I_{10} = 7.08 / t_c^{0.526}$$

$$I_{10} = 7.08 / (7 \text{ min})^{0.526} \text{ or } I_{10} = 2.54 \text{ in/hr}$$

The runoff coefficient was set at 0.90 for the developed areas. Per Plate B-3, the precipitation factor was set to 1. Therefore, the approximate flow needed to size the outlet is:

$$Q_{10} = (0.90) \times (2.54 \text{ in/hr}) \times (17.10 \text{ acres}) \times (1) \text{ or } Q_{10} = 39.09 \text{ cfs}$$

Assuming a normal flow through a HDPE pipe ($n=0.012$), a 36-inch minimum diameter storm drain is required.

Stormwater Quality

In addition to flood control, the City of Rohnert Park has adopted the City of Santa Rosa and County of Sonoma Storm Water Low Impact Design Technical Design Manual (LID Manual, 2012) to address stormwater runoff quality and quantity from new development and redevelopment projects. To meet the design goal, 100% of the runoff generated from the 85th percentile, 24-hour storm event must be captured on-site and stored for infiltration and/or reuse.

The design goal will be met by providing gravel storage zones under vegetated areas within the site. CalGreen requirements will require a certain percentage of the apartment complex to be paved with permeable materials, potentially allowing for additional runoff storage under the parking lot. The total volume of storage required for the project will be reduced based on the use of pollution prevention measures such as interceptor trees, impervious area disconnection, and vegetated buffers. See the Preliminary Storm Water Mitigation Plan (PSWMP) submitted with this package for details.

Grading and Phasing

The site will be developed in two phases, with the hotel, residential apartments, and park developing first, followed by the retail portion. Construction for the first phase of the project is expected to take 12 months, and the second phase of construction should be completed 6 months after. Heavy construction equipment will be required to form the drive aisles, parking lots, and building pads proposed throughout the site. The Project will require the over excavation and re-compaction of the first 2 feet of soil over the site, requiring approximately 40,800 cubic yards of earthwork. This earthwork will be balanced on-site. See *Figure 23, Conceptual Grading Plan* for the proposed on-site grading. See *Figure 24, Phasing Plan* for the Project's phasing.

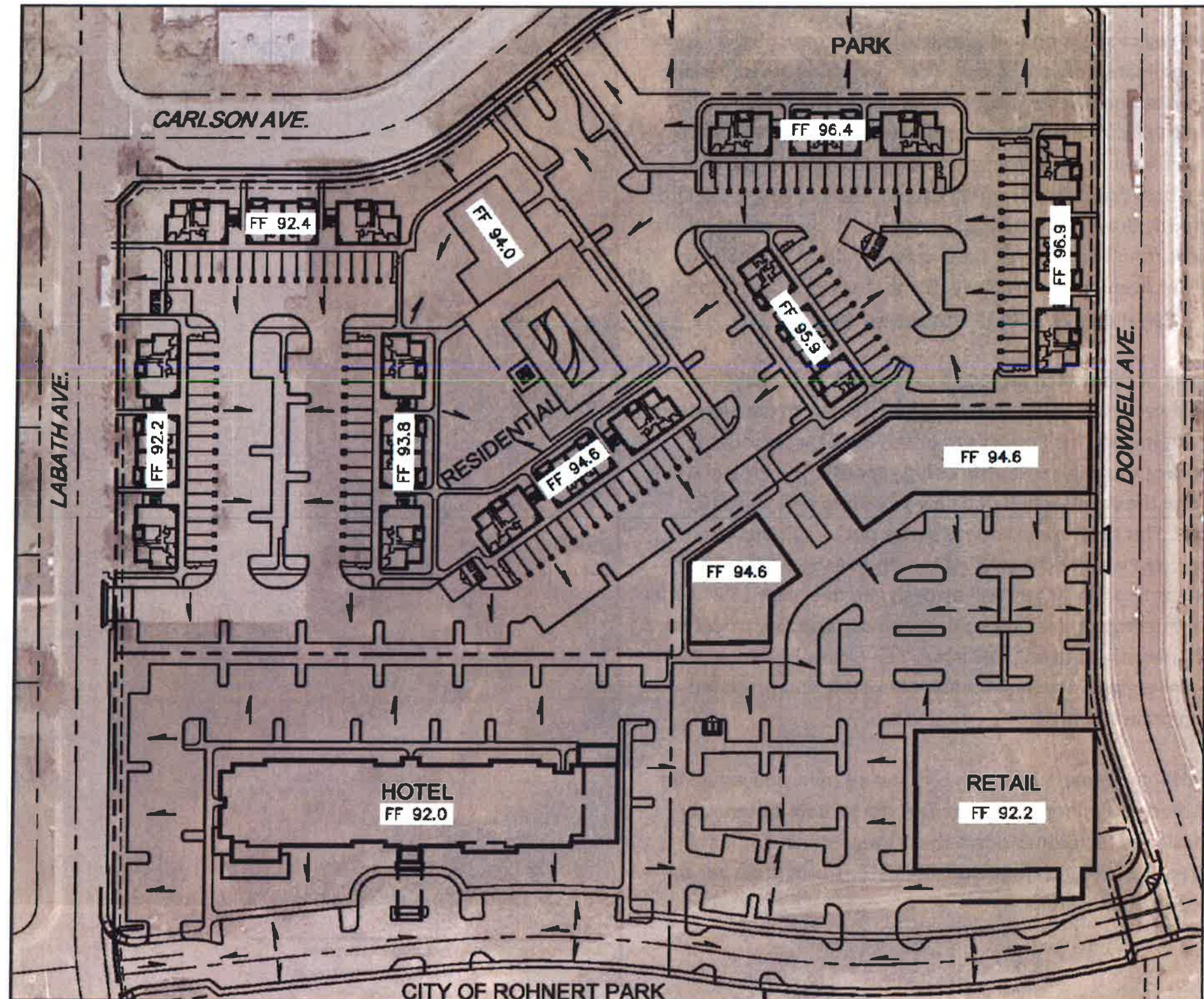


Figure 25, Conceptual Grading Plan



MW INVESTMENT GROUP



Residences at Five Creek — Stormwater and Grading



September 21, 2016

Financing

It is anticipated that the developer will fund all construction within the Project site, and will contribute through the City of Rohnert Park Public Facilities Finance Plan for the funding of off-site services. These fees will also include school mitigation fees, park fees, sewer and water connection fees, storm drain fees, engineering plan check fees, grading plan and permit fees, building plan and permit fees, affordable housing in-lieu fees, and area-wide impact fees. Frontage improvements along Dowdell Avenue – including sidewalk and landscaping – are eligible for reimbursement from the City as a credit to fees as established by the Public Facilities Finance Plan.

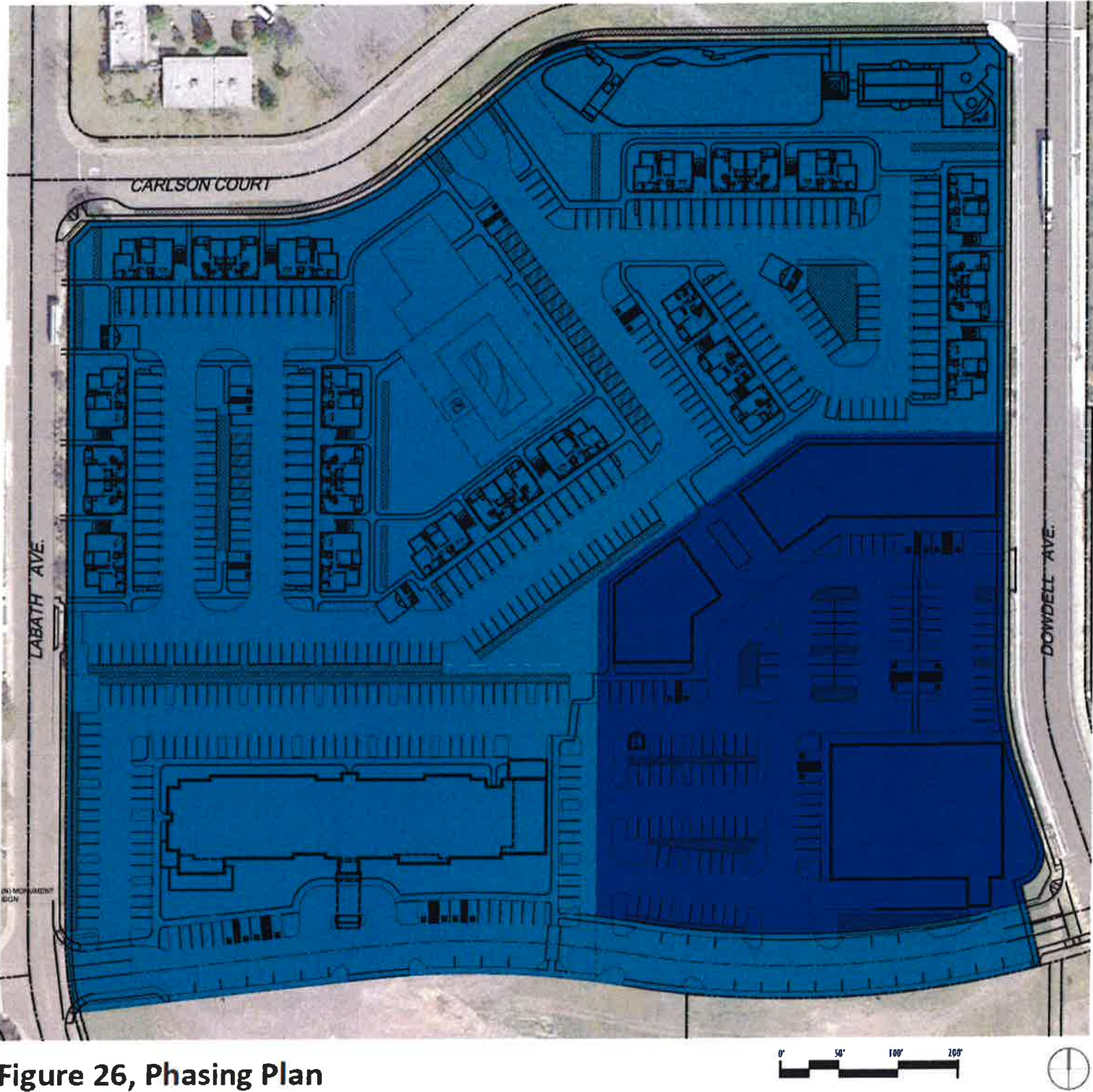


Figure 26, Phasing Plan

Construction Phase:
■ Phase 1
■ Phase 2

