

N. W. P. R. R.

# DUTTON MEADOWS

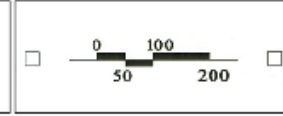
CONCEPTUAL BUILD-OUT PLAN  
OF MASTER DEVELOPMENT PLAN

Santa Rosa,  
Sonoma County,  
California

Trumark  
Companies

CONSULTANTS:  

**KTGY GROUP, INC.**  
 ARCHITECTURE PLANNING  
 1700 S. WITZELL ROAD  
 SUITE 100, CALIFORNIA WOODS  
 SANTA ROSA, CA 95401  
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KTGY 001 2010A 6/10

6a

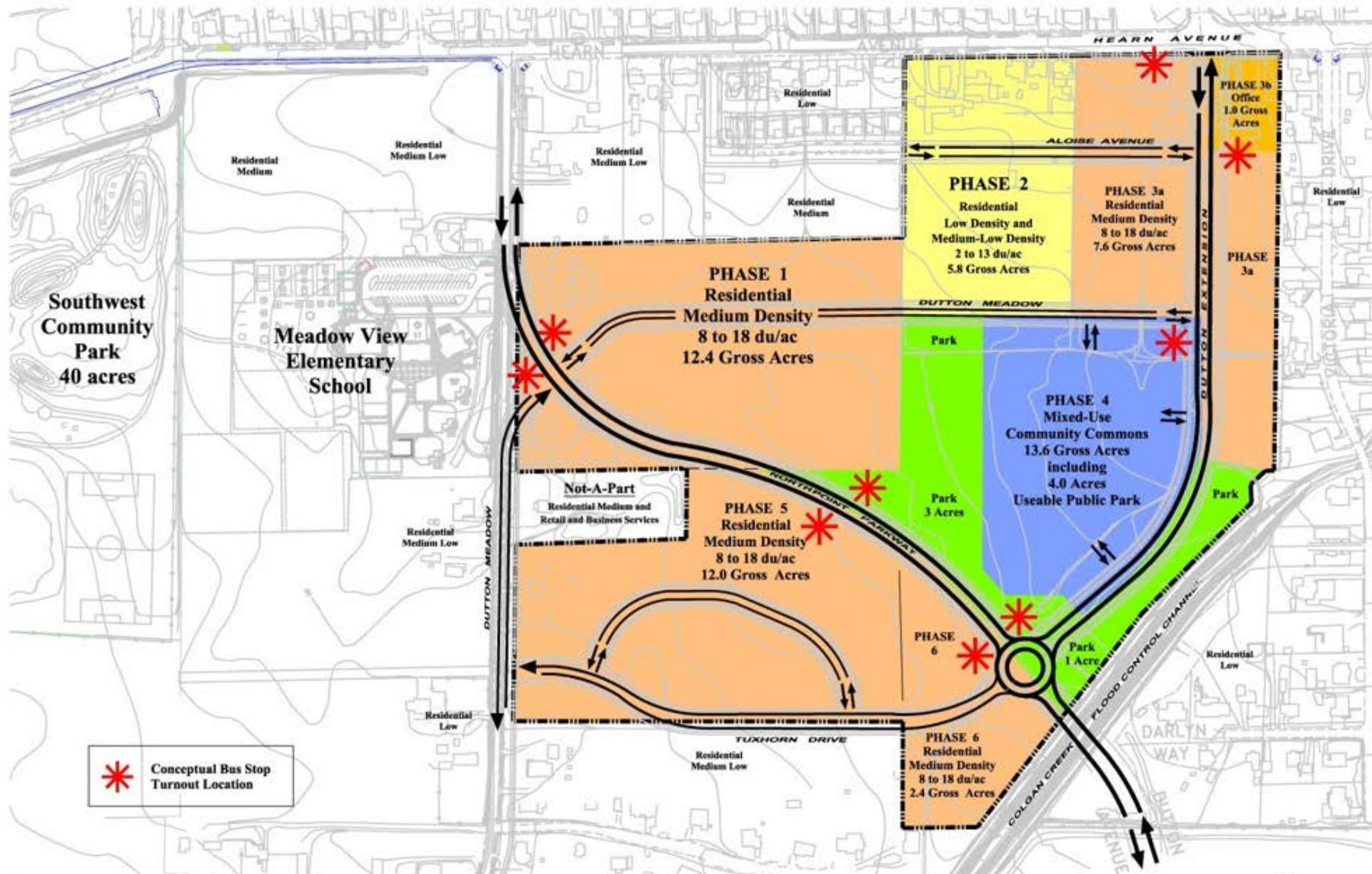


# Dutton Meadows

Context Aerial Photo  
February 2021







**DUTTON MEADOWS**  
(Formerly: NORTHPOINT - DUTTON COMMUNITY COMMONS)

**MASTER DEVELOPMENT PLAN**

**Santa Rosa,  
Sonoma County,  
California**

**Trumark  
Companies**

**NOTE:**  
District Regulations, Development Standards, and Project Specific Development Plan to be established by Conditional Use Permit for each phase.

**REVISION DATE(S):**  
March 14, 2001: Neighborhood Mtg. Application  
October 19, 2001: Development and Tentative Map Application  
November 29, 2001: Neighborhood Meeting #2  
March 14, 2002: Master Development Plan Submittal  
October 2, 2002: Revised Master Development Plan  
December 20, 2002: Revised Master Development Plan  
November 18, 2004: Revised Master Development Plan

**NORTH**  
SCALE

**5a**

# Dutton Meadows





**Dutton Meadows**





Front Elevation  
1B Farmhouse

Front Elevation  
1A Vineyard

Front Elevation  
1B Farmhouse

Front Elevation 3A Vineyard

### Traditional Front-loaded Homes

STREET SCENE 3: ALONG STREET B



Front Elevation  
6A Vineyard

Front Elevation  
6B Farmhouse

Front Elevation  
6A Vineyard

Front Elevation  
4B Farmhouse

Front Elevation  
6A Vineyard

Front Elevation  
6B Farmhouse

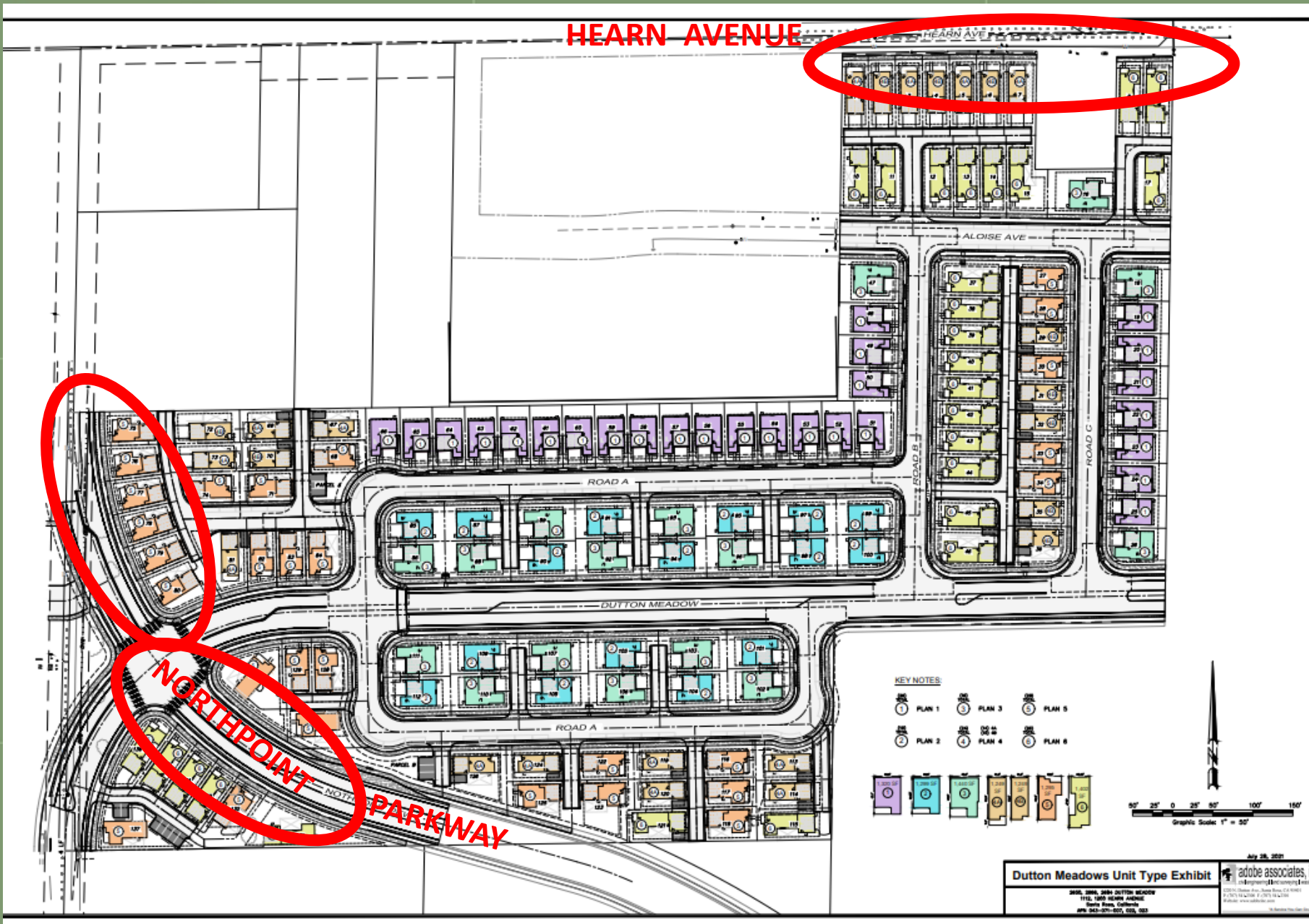
Front Elevation  
4A Vineyard

### Alley-loaded Homes

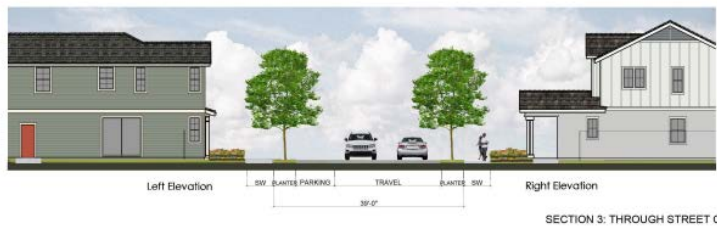
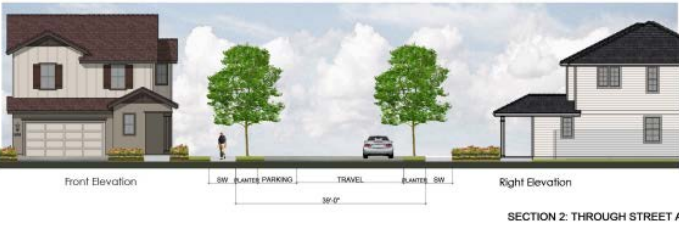
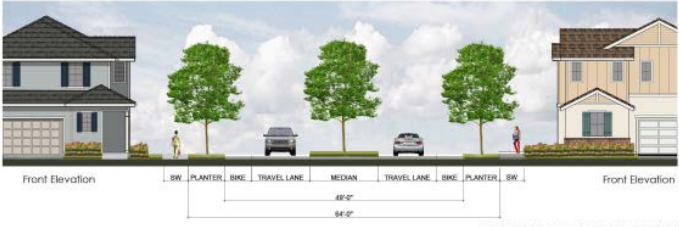
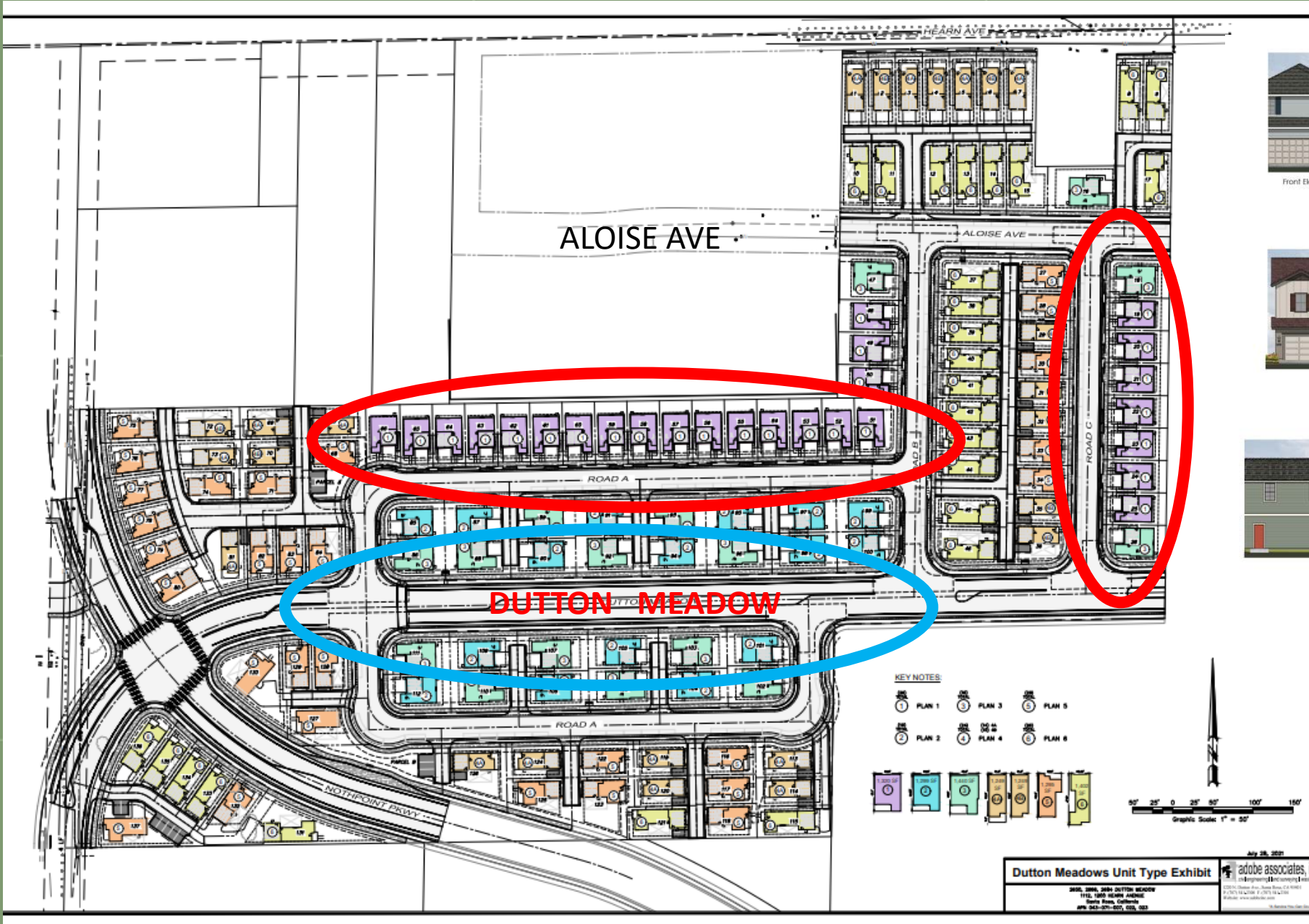
STREET SCENE 4: ALONG HEARN AVE.

# Dutton Meadows – Traditional Homes





**Dutton Meadows**



# Dutton Meadows





Front Elevation  
4BR Farmhouse

Front Elevation  
5AR Vineyard

Front Elevation  
5BR Farmhouse

Front Elevation  
5AR Vineyard

STREET SCENE 1: ALONG DUTTON MEADOW NEAR STREET A (LOOKING NORTH)



Right Elevation

Court Lane

Right Elevation

Right Elevation

STREET SCENE 2: ALONG DUTTON MEADOW (LOOKING NORTH)

# Dutton Meadows – Alley-Loaded Homes



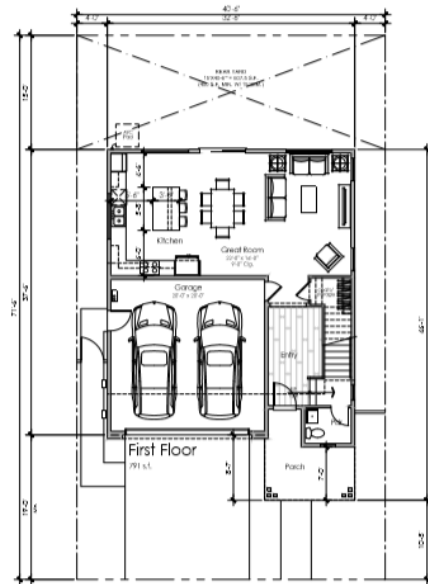
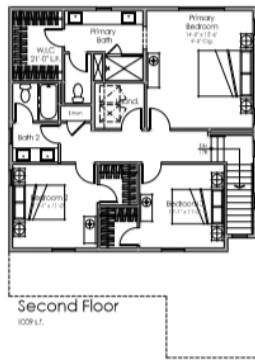


Front Elevation  
1A Vineyard

Front Elevation  
1B Farmhouse

**VINEYARD**  
Composition Shingle Roofing  
Stucco Finish  
Cementitious Board & Batt Siding  
Shutters  
Enhanced Sills  
Decorative Gable End Details

**FARMHOUSE**  
Composition Shingle Roofing  
Cementitious Lap Siding  
Shutters  
Enhanced Sills  
Wood Posts



Front Elevation 3A Vineyard



Front Elevation 3B Farmhouse

**VINEYARD**  
Composition Shingle Roofing  
Stucco Finish  
Cementitious Board & Batt Siding  
Shutters  
Enhanced Sills  
Decorative Gable End Details  
Wood Posts

**FARMHOUSE**  
Composition Shingle Roofing  
Cementitious Lap Siding  
Shutters  
Enhanced Sills  
Wood Posts



Right Elevation



Right Elevation



Front Elevation  
2A Vineyard



Front Elevation  
2B Farmhouse

**VINEYARD**  
Composition Shingle Roofing  
Stucco Finish  
Cementitious Board & Batt Siding  
Shutters  
Enhanced Sills  
Decorative Gable End Details  
Wood Posts

**FARMHOUSE**  
Composition Shingle Roofing  
Cementitious Lap Siding  
Shutters  
Enhanced Sills  
Wood Posts



Right Elevation



Right Elevation





Front Elevation  
1A Vineyard

VINEYARD  
Composition Shingle Roofing  
Stucco Finish  
Cementitious Board & Batt Siding  
Shutters  
Enhanced Sills  
Decorative Gable End Details  
Wood Posts

Front Elevation  
1B Farmhouse

FARMHOUSE  
Composition Shingle Roofing  
Cementitious Lap Siding  
Shutters  
Enhanced Sills  
Wood Posts



Front Elevation 3A Vineyard

VINEYARD  
Composition Shingle Roofing  
Stucco Finish  
Cementitious Board & Batt Siding  
Shutters  
Enhanced Sills  
Decorative Gable End Details  
Wood Posts



Front Elevation 3B Farmhouse

FARMHOUSE  
Composition Shingle Roofing  
Cementitious Lap Siding  
Shutters  
Enhanced Sills  
Wood Posts



Right Elevation



Right Elevation



Front Elevation  
2A Vineyard

VINEYARD  
Composition Shingle Roofing  
Stucco Finish  
Cementitious Board & Batt Siding  
Shutters  
Enhanced Sills  
Decorative Gable End Details  
Wood Posts



Front Elevation  
2B Farmhouse

FARMHOUSE  
Composition Shingle Roofing  
Cementitious Lap Siding  
Shutters  
Enhanced Sills  
Wood Posts



Right Elevation



Right Elevation





Front Elevation  
4A Vineyard

VINEYARD  
Composition Shingle Roofing  
Stucco Finish  
Cementitious Board & Batt Siding  
Enhanced Sills  
Decorative Gable End Details  
Wood Posts



Front Elevation  
4B Farmhouse

FARMHOUSE  
Composition Shingle Roofing  
Cementitious Lap Siding  
Enhanced Sills  
Wood Posts

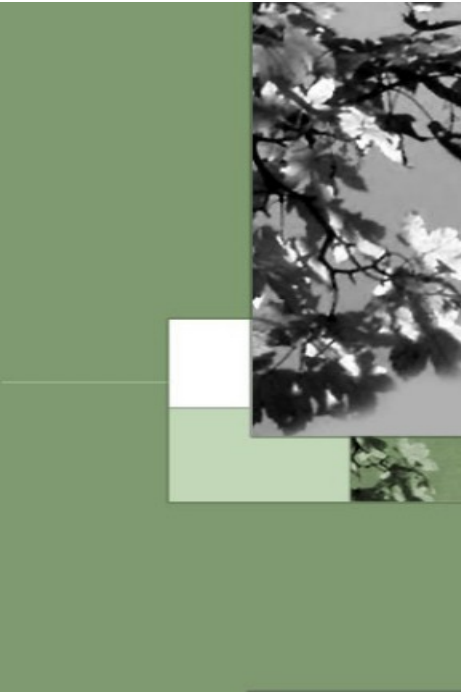


Front Elevation  
5A Vineyard

VINEYARD  
Composition Shingle Roofing  
Stucco Finish  
Cementitious Board & Batt Siding  
Shutters  
Enhanced Sills  
Decorative Gable End Details  
Wood Posts

Front Elevation  
5B Farmhouse

FARMHOUSE  
Composition Shingle Roofing  
Cementitious Lap Siding  
Shutters  
Enhanced Sills  
Wood Posts

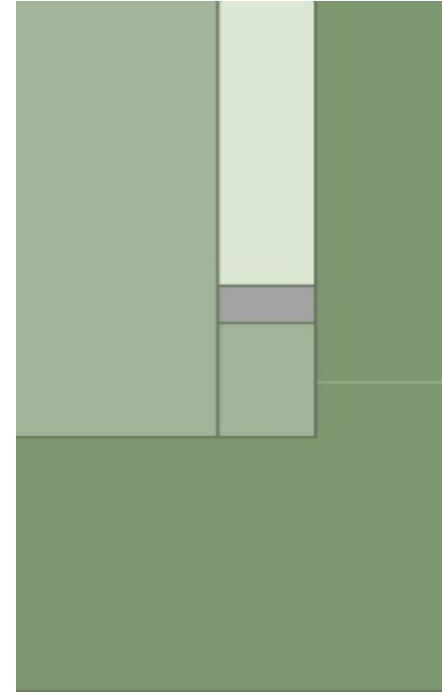


Front Elevation  
6A Vineyard

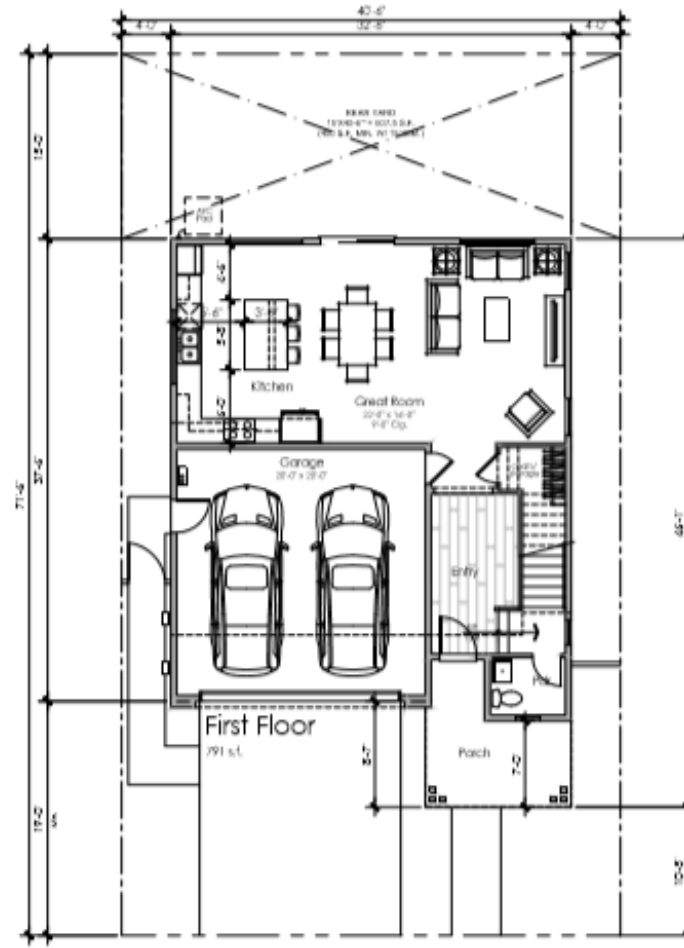
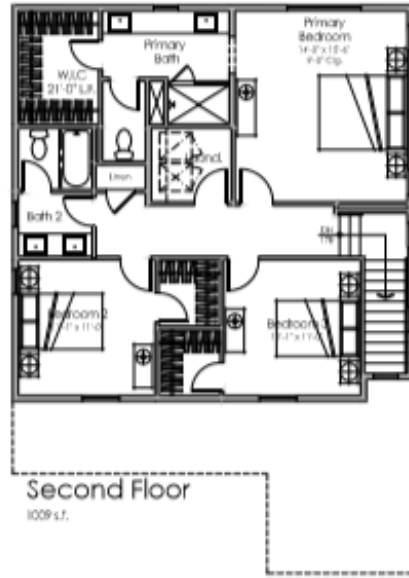
VINEYARD  
Composition Shingle Roofing  
Stucco Finish  
Cementitious Board & Batt Siding  
Shutters  
Enhanced Sills  
Decorative Gable End Details  
Wood Posts

Front Elevation  
6B Farmhouse

FARMHOUSE  
Composition Shingle Roofing  
Cementitious Lap Siding  
Shutters  
Enhanced Sills  
Wood Posts







Architecture + Planning  
800.435.0540  
kpc.com



DUTTON MEADOW  
SANTA ROSA, CALIF 95408

SCHEMATIC DESIGN  
DECEMBER 11, 2020



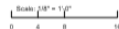
3 BEDROOMS  
2.5 BATHS  
1,800 S.F.

FLOOR PLAN 1A  
CONVENTIONAL FRONT LOADED

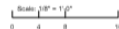
A1.1



Left Elevation



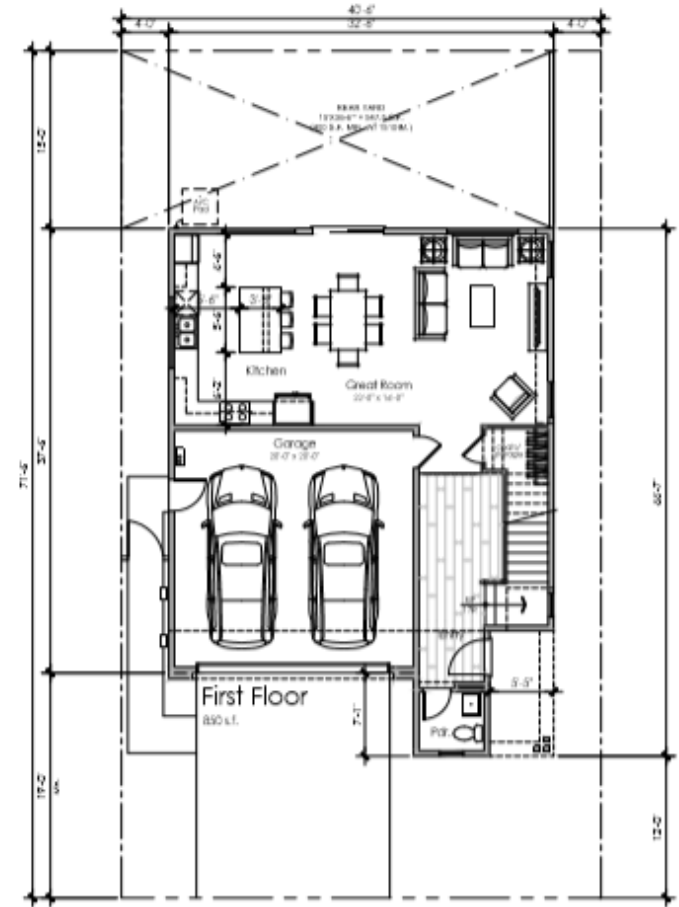
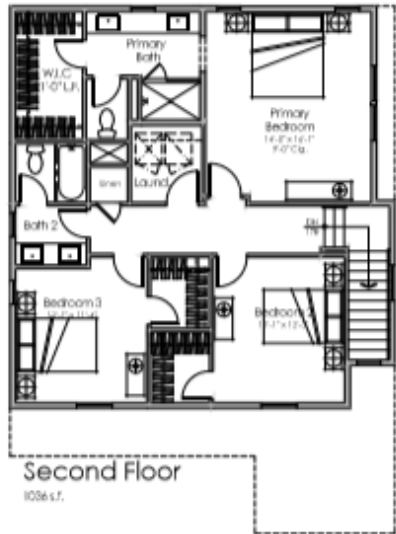
Rear Elevation



Right Elevation







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DUTTON MEADOW  
SANTA ROSA, CALIFORNIA 95408

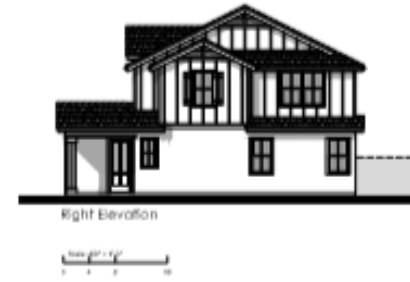
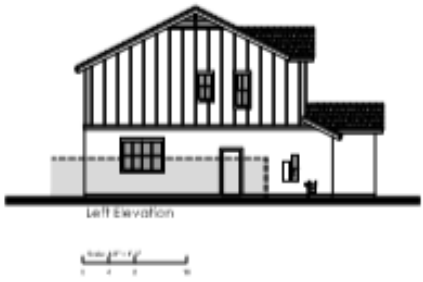
SCHEMATIC DESIGN  
DECEMBER 11, 2020



3 BEDROOMS  
2.5 BATHS  
1,886 S.F.

FLOOR PLAN 2A  
COURT PLAN

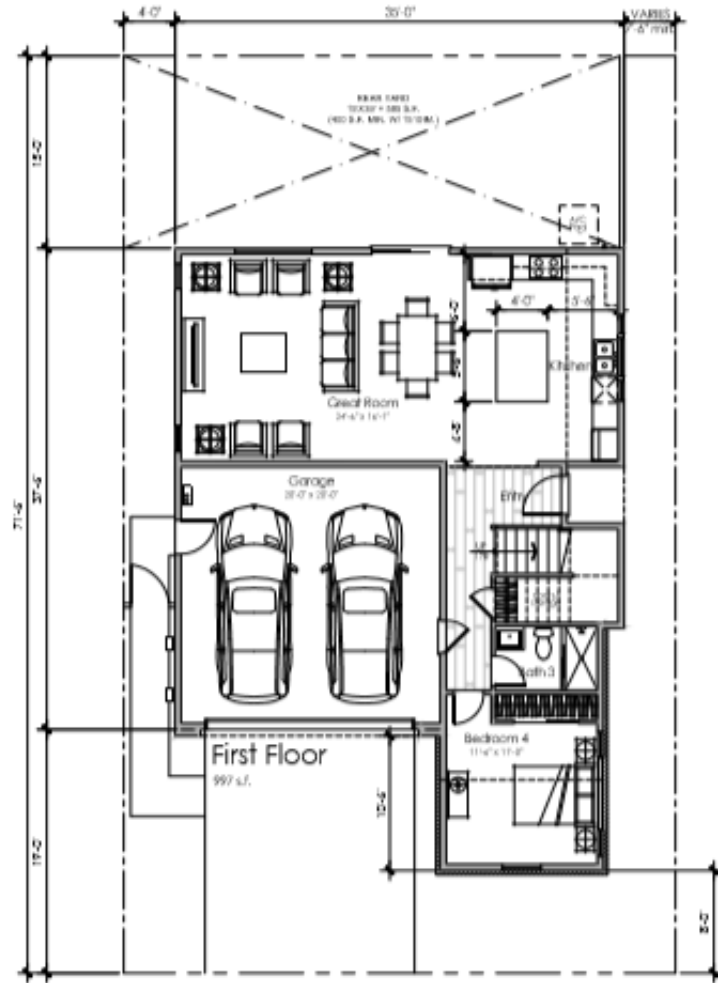
A2.1







Second Floor  
1156 s.f.



First Floor  
997 s.f.



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DUTTON MEADOW  
SANTA ROSA, CALIF. 95405-0000

SCHEMATIC DESIGN  
04/20/2024 11, 2024



4 BEDROOMS  
3 BATHS  
OPT. LOFT  
2,153 S.F.

FLOOR PLAN 3

A3.1



Left Elevation



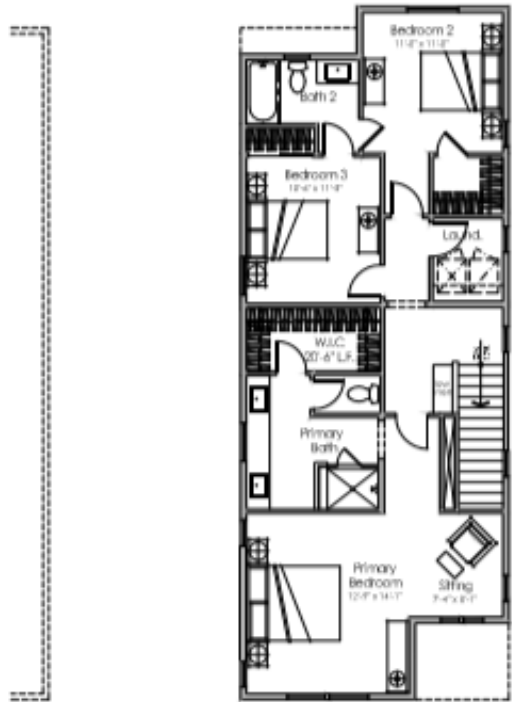
Rear Elevation



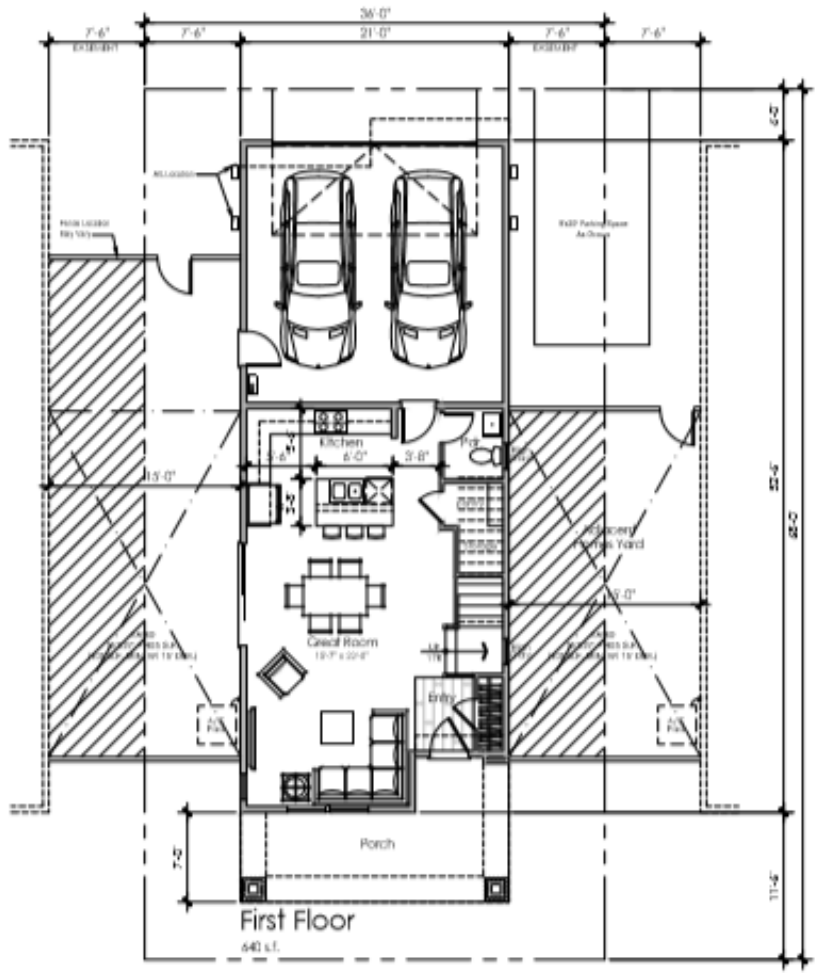
Right Elevation







Second Floor  
1040 s.f.



First Floor  
640 s.f.



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918.415.0940  
May 2011



DUTTON MEADOW  
SANTA ROSA, CALIFORNIA

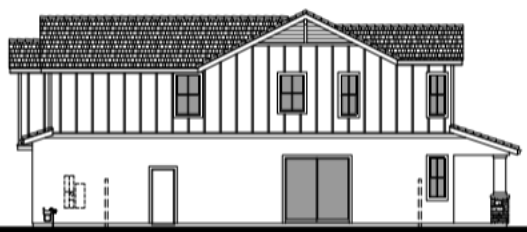
SCHEMATIC DESIGN  
DECEMBER 11, 2010



3 BEDROOMS  
2.5 BATHS  
1,680 S.F.

FLOOR PLAN 4  
ALBERT LOPEZ

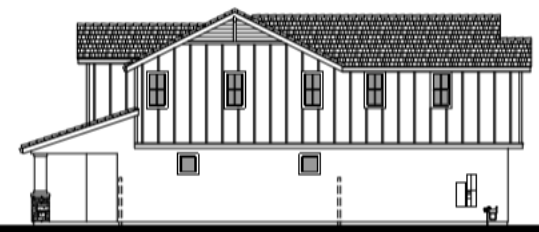
A4.1



Left Elevation

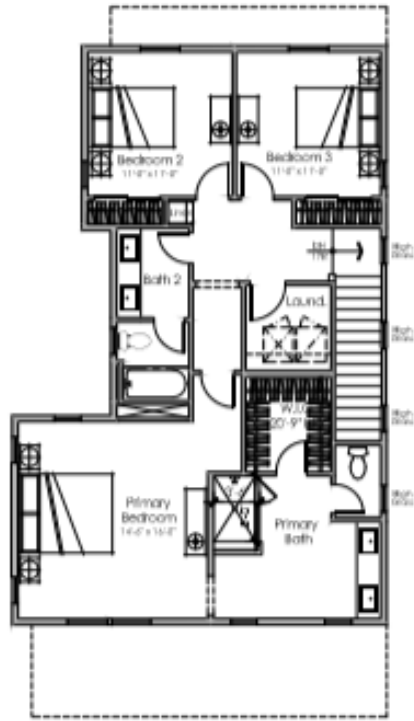


Rear Elevation

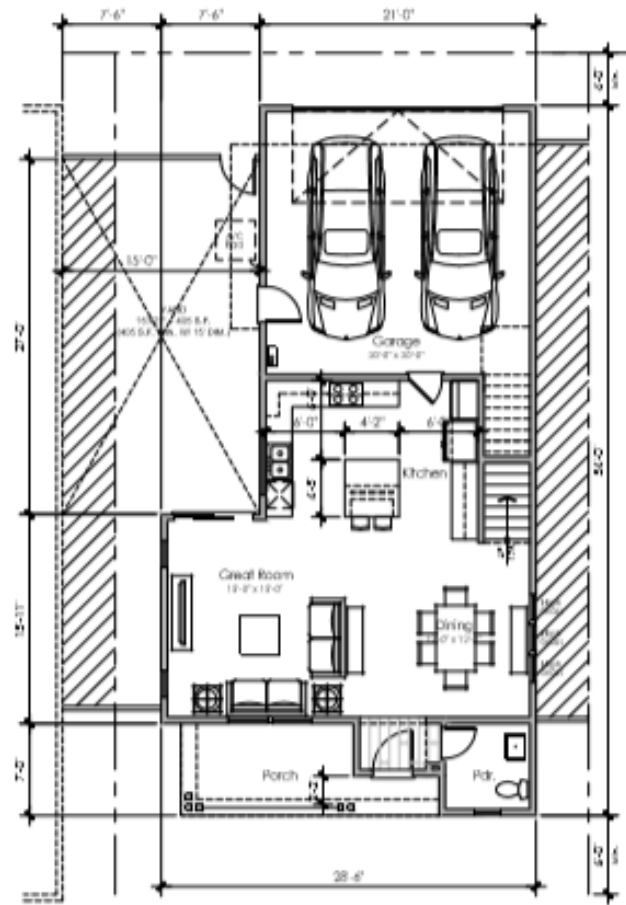


Right Elevation





Second Floor  
1057 sq. ft.



First Floor  
729 sq. ft.



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DUTTON MEADOW  
34515 E. 20th St., CAJON VALLEY, CA 91702

SCHEMATIC DESIGN  
DECEMBER 11, 2020



3 BEDROOMS  
2.5 BATHS  
1,786 S.F.

FLOOR PLAN 5  
ALLEY LOAD

A5.1



Left Elevation

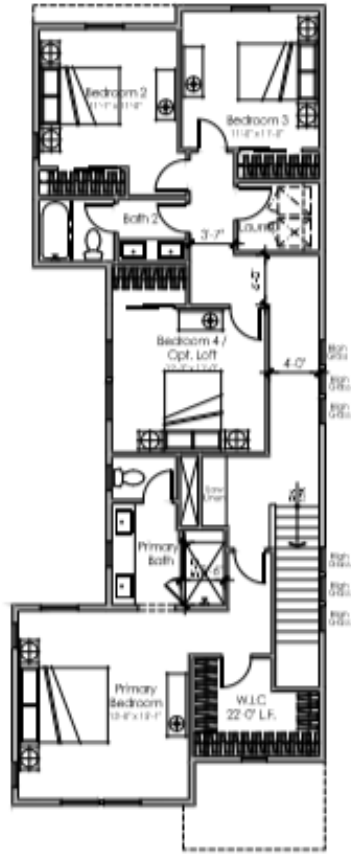


Rear Elevation

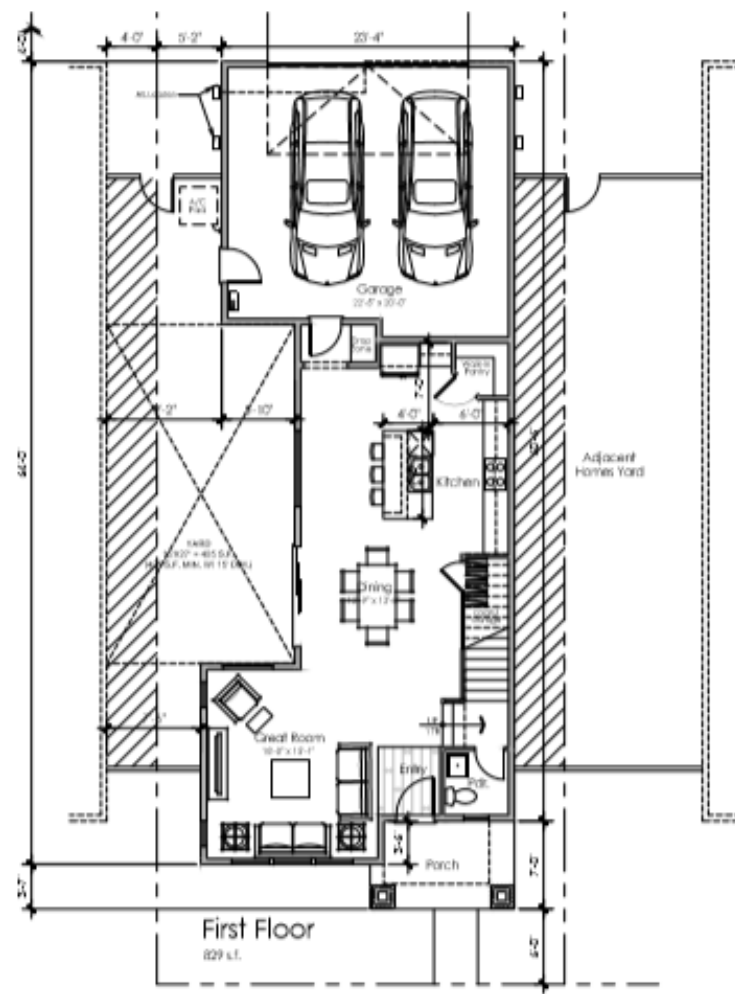


Right Elevation





Second Floor  
1271 s.f.



First Floor  
829 s.f.



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DUTTON MEADOW  
SANTA ROSA, CALIF. 95405

SCHEMATIC DESIGN  
DECEMBER 11, 2020



4 BEDROOMS  
OPT. LOFT  
2.5 BATHS  
2,100 S.F.

FLOOR PLAN 6  
ALBY LIND

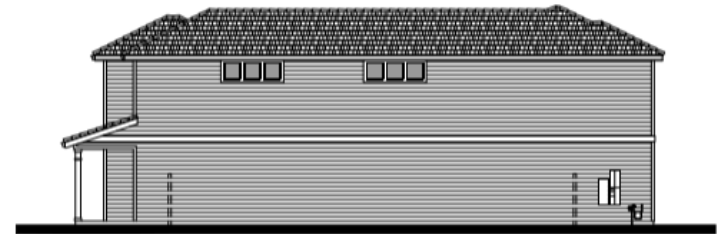
A6.1



Left Elevation

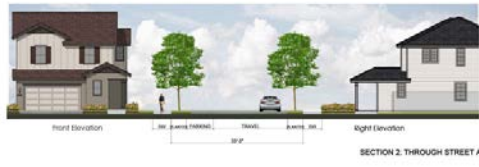
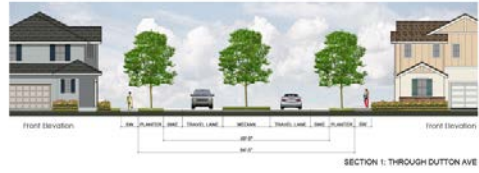
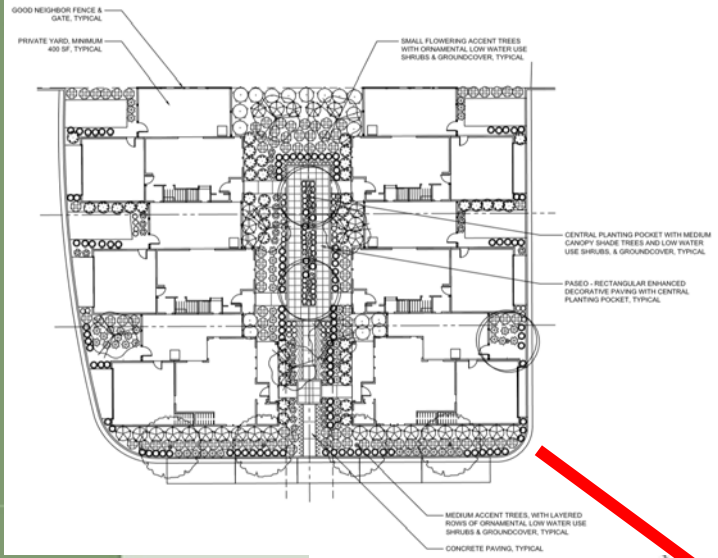


Rear Elevation



Right Elevation





Future Park

# Dutton Meadows



TREES



SHRUBS, STORMWATER SHRUBS, VINES, GROUNDCOVER



TREE PALETTE

STREET TREES

| SYMBOL | BOTANICAL NAME                | COMMON NAME        | CONT.     | WATER USE | MATURE HEIGHT & SPREAD |
|--------|-------------------------------|--------------------|-----------|-----------|------------------------|
|        | ACER RUBRUM 'SERENITY'        | RED MAPLE          | 15 GAL. M | M         | 25H X 25W              |
|        | CAREX BRITANNICA 'FASTIDIOSA' | EUROPEAN HORNBUSH  | 18 GAL. M | M         | 30H X 25W              |
|        | CECILIJA THALICTRIODES        | EASTERN REDBUD     | 15 GAL. M | M         | 25-30H X 25-30W        |
|        | CHITALPA TASHIHOYENSIS        | CHITALPA           | 15 GAL. L | L         | 30H X 25W              |
|        | QUERCUS BLODA                 | MIDLAND OAK        | 15 GAL. M | M         | 25-30H X 25-30W        |
|        | KOENIGIA ELEGANS              | FLAME TREE         | 18 GAL. M | M         | 25-30H X 25-30W        |
|        | LAURUS S. 'SARATOGA'          | SARATOGA HYDRANGEA | 15 GAL. L | L         | 25-30H X 25-30W        |
|        | QUERCUS BICEPHALA             | HOLLY OAK          | 15 GAL. L | L         | 30-40H X 30-40W        |

MEDIUM ACCENT TREES

| SYMBOL | BOTANICAL NAME                     | COMMON NAME | CONT.     | WATER USE | MATURE HEIGHT & SPREAD |
|--------|------------------------------------|-------------|-----------|-----------|------------------------|
|        | QUERCUS BLODA 'PROTECTOR SENTINEL' | MIDLAND OAK | 15 GAL. M | M         | 40H X 25W              |
|        | LAURUS NOBILIS 'SARATOGA'          | SWEET BAY   | 15 GAL. L | L         | 25H X 25W              |
|        | LYONOTHAMUS FLORIBUNDUS            | POWDERWOOD  | 18 GAL. L | L         | 30H X 25W              |
|        | ROBINIA PURPUREA 'ROBE'            | LOCUST      | 15 GAL. L | L         | 40H X 25W              |
|        | NYCTAGINIA SPECIOSA                | WITCH HAZEL | 15 GAL. L | L         | 30H X 25W              |

SMALL ACCENT TREES

| SYMBOL | BOTANICAL NAME             | COMMON NAME       | CONT.     | WATER USE | MATURE HEIGHT & SPREAD |
|--------|----------------------------|-------------------|-----------|-----------|------------------------|
|        | ACER PALMATUM 'SARNOCKI'   | CORAL BARK MAPLE  | 15 GAL. M | M         | 25H X 25W              |
|        | GELERA PARVIFLORA          | AUSTRALIAN WILLOW | 15 GAL. L | L         | 25H X 25W              |
|        | LAGERSTROEMIA 'MADROSE'    | ORANGE MYRTLE     | 15 GAL. L | L         | 25H X 15W              |
|        | MORUS NIGRA 'ROSLANDERNA'  | BLACK MORINGA     | 15 GAL. M | M         | 25H X 25W              |
|        | PRUNUS YEDOENSIS 'HARDOND' | FLOWERING CHERRY  | 15 GAL. M | M         | 25H X 25W              |
|        | RHUS LANCEA                | AFRICAN SLENDER   | 15 GAL. L | L         | 25H X 25W              |

SHRUB, STORM WATER SHRUB, VINE, & GROUNDCOVER PALETTE

SHRUBS

| SYMBOL | BOTANICAL NAME                 | COMMON NAME       | CONT.    | WATER USE | MATURE HEIGHT & SPREAD |
|--------|--------------------------------|-------------------|----------|-----------|------------------------|
|        | LAVATERA ASSURANTIFLORA        | MALLOW            | 5 GAL. L | L         | 30H X 15W              |
|        | MAELANDRUM                     | HEAVENLY BIRNOD   | 5 GAL. L | L         | 30H X 15W              |
|        | PITTOSPORA TORREYANA           | VARIEGATED TORREY | 5 GAL. L | L         | 30H X 15W              |
|        | PERSEA CAROLINENSIS 'SARATOGA' | CAROLINA LAUREL   | 5 GAL. L | L         | 30H X 15W              |
|        | RYTHYMIS TERRESTRIS            | RYTHYMIS          | 5 GAL. L | L         | 30H X 15W              |
|        | ANEMONE                        | ANEMONE           | 5 GAL. M | M         | 40H X 40W              |
|        | ASPERULATA                     | CAST IRON PLANT   | 1 GAL. L | L         | 30H X 30W              |
|        | CAMELLIA                       | CAMELLIA          | 5 GAL. M | M         | 30H X 30W              |
|        | COLONNARIA                     | COLONNARIA        | 1 GAL. L | L         | 30H X 30W              |
|        | DIANTHUS                       | DIANTHUS          | 1 GAL. L | L         | 30H X 30W              |
|        | ELAEAGNUS                      | ELAEAGNUS         | 5 GAL. L | L         | 40H X 40W              |
|        | FESTUCA                        | FESTUCA           | 1 GAL. L | L         | 30H X 30W              |
|        | GREVILLEA                      | GREVILLEA         | 5 GAL. L | L         | 40H X 50W              |
|        | LAURUS                         | LAURUS            | 1 GAL. L | L         | 25H X 30W              |
|        | LOMBARDIA                      | LOMBARDIA         | 1 GAL. L | L         | 30H X 30W              |
|        | LOMBARDIA                      | LOMBARDIA         | 1 GAL. L | L         | 30H X 30W              |
|        | LOMBARDIA                      | LOMBARDIA         | 1 GAL. L | L         | 30H X 30W              |
|        | LOMBARDIA                      | LOMBARDIA         | 1 GAL. L | L         | 30H X 30W              |
|        | LOMBARDIA                      | LOMBARDIA         | 1 GAL. L | L         | 30H X 30W              |
|        | LOMBARDIA                      | LOMBARDIA         | 1 GAL. L | L         | 30H X 30W              |
|        | LOMBARDIA                      | LOMBARDIA         | 1 GAL. L | L         | 30H X 30W              |
|        | LOMBARDIA                      | LOMBARDIA         | 1 GAL. L | L         | 30H X 30W              |
|        | LOMBARDIA                      | LOMBARDIA         | 1 GAL. L | L         | 30H X 30W              |
|        | LOMBARDIA                      | LOMBARDIA         | 1 GAL. L | L         | 30H X 30W              |
|        | LOMBARDIA                      | LOMBARDIA         | 1 GAL. L | L         | 30H X 30W              |
|        | LOMBARDIA                      | LOMBARDIA         | 1 GAL. L | L         | 30H X 30W              |
|        | LOMBARDIA                      | LOMBARDIA         | 1 GAL. L | L         | 30H X 30W              |
|        | LOMBARDIA                      | LOMBARDIA         | 1 GAL. L | L         | 30H X 30W              |
|        | LOMBARDIA                      | LOMBARDIA         | 1 GAL. L | L         | 30H X 30W              |
|        | LOMBARDIA                      | LOMBARDIA         | 1 GAL. L | L         | 30H X 30W              |
|        | LOMBARDIA                      | LOMBARDIA         | 1 GAL. L | L         | 30H X 30W              |
|        | LOMBARDIA                      | LOMBARDIA         | 1 GAL. L | L         | 30H X 30W              |
|        | LOMBARDIA                      | LOMBARDIA         | 1 GAL. L | L         | 30H X 30W              |
|        | LOMBARDIA                      | LOMBARDIA         | 1 GAL. L | L         | 30H X 30W              |
|        | LOMBARDIA                      | LOMBARDIA         | 1 GAL. L | L         | 30H X 30W              |
|        | LOMBARDIA                      | LOMBARDIA         | 1 GAL. L | L         | 30H X 30W              |
|        | LOMBARDIA                      | LOMBARDIA         | 1 GAL. L | L         | 30H X 30W              |
|        | LOMBARDIA                      | LOMBARDIA         | 1 GAL. L | L         | 30H X 30W              |
|        | LOMBARDIA                      | LOMBARDIA         | 1 GAL. L | L         | 30H X 30W              |
|        | LOMBARDIA                      | LOMBARDIA         | 1 GAL. L | L         | 30H X 30W              |
|        | LOMBARDIA                      | LOMBARDIA         | 1 GAL. L | L         | 30H X 30W              |
|        | LOMBARDIA                      | LOMBARDIA         | 1 GAL. L | L         | 30H X 30W              |
|        | LOMBARDIA                      | LOMBARDIA         | 1 GAL. L | L         | 30H X 30W              |
|        | LOMBARDIA                      | LOMBARDIA         | 1 GAL. L | L         | 30H X 30W              |
|        | LOMBARDIA                      | LOMBARDIA         | 1 GAL. L | L         | 30H X 30W              |
|        | LOMBARDIA                      | LOMBARDIA         | 1 GAL. L | L         | 30H X 30W              |
|        | LOMBARDIA                      | LOMBARDIA         | 1 GAL. L | L         | 30H X 30W              |
|        | LOMBARDIA                      | LOMBARDIA         | 1 GAL. L | L         | 30H X 30W              |
|        | LOMBARDIA                      | LOMBARDIA         | 1 GAL. L | L         | 30H X 30W              |
|        | LOMBARDIA                      | LOMBARDIA         | 1 GAL. L | L         | 30H X 30W              |
|        | LOMBARDIA                      | LOMBARDIA         | 1 GAL. L | L         | 30H X 30W              |
|        | LOMBARDIA                      | LOMBARDIA         | 1 GAL. L | L         | 30H X 30W              |
|        | LOMBARDIA                      | LOMBARDIA         | 1 GAL. L | L         | 30H X 30W              |
|        | LOMBARDIA                      | LOMBARDIA         | 1 GAL. L | L         | 30H X 30W              |
|        | LOMBARDIA                      | LOMBARDIA         | 1 GAL. L | L         | 30H X 30W              |
|        | LOMBARDIA                      | LOMBARDIA         | 1 GAL. L | L         | 30H X 30W              |
|        | LOMBARDIA                      | LOMBARDIA         | 1 GAL. L | L         | 30H X 30W              |
|        | LOMBARDIA                      | LOMBARDIA         | 1 GAL. L | L         | 30H X 30W              |
|        | LOMBARDIA                      | LOMBARDIA         | 1 GAL. L | L         | 30H X 30W              |
|        | LOMBARDIA                      | LOMBARDIA         | 1 GAL. L | L         | 30H X 30W              |
|        | LOMBARDIA                      | LOMBARDIA         | 1 GAL. L | L         | 30H X 30W              |
|        | LOMBARDIA                      | LOMBARDIA         | 1 GAL. L | L         | 30H X 30W              |
|        | LOMBARDIA                      | LOMBARDIA         | 1 GAL. L | L         | 30H X 30W              |
|        | LOMBARDIA                      | LOMBARDIA         | 1 GAL. L | L         | 30H X 30W              |
|        | LOMBARDIA                      | LOMBARDIA         | 1 GAL. L | L         | 30H X 30W              |
|        | LOMBARDIA                      | LOMBARDIA         | 1 GAL. L | L         | 30H X 30W              |
|        | LOMBARDIA                      | LOMBARDIA         | 1 GAL. L | L         | 30H X 30W              |
|        | LOMBARDIA                      | LOMBARDIA         | 1 GAL. L | L         | 30H X 30W              |
|        | LOMBARDIA                      | LOMBARDIA         | 1 GAL. L | L         | 30H X 30W              |
|        | LOMBARDIA                      | LOMBARDIA         | 1 GAL. L | L         | 30H X 30W              |
|        | LOMBARDIA                      | LOMBARDIA         | 1 GAL. L | L         | 30H X 30W              |
|        | LOMBARDIA                      | LOMBARDIA         | 1 GAL. L | L         | 30H X 30W              |
|        | LOMBARDIA                      | LOMBARDIA         | 1 GAL. L | L         | 30H X 30W              |
|        | LOMBARDIA                      | LOMBARDIA         | 1 GAL. L | L         | 30H X 30W              |
|        | LOMBARDIA                      | LOMBARDIA         | 1 GAL. L | L         | 30H X 30W              |
|        | LOMBARDIA                      | LOMBARDIA         | 1 GAL. L | L         | 30H X 30W              |
|        | LOMBARDIA                      | LOMBARDIA         | 1 GAL. L | L         | 30H X 30W              |
|        | LOMBARDIA                      | LOMBARDIA         | 1 GAL. L | L         | 30H X 30W              |
|        | LOMBARDIA                      | LOMBARDIA         | 1 GAL. L | L         | 30H X 30W              |
|        | LOMBARDIA                      | LOMBARDIA         | 1 GAL. L | L         | 30H X 30W              |
|        | LOMBARDIA                      | LOMBARDIA         | 1 GAL. L | L         | 30H X 30W              |
|        | LOMBARDIA                      | LOMBARDIA         | 1 GAL. L | L         | 30H X 30W              |
|        | LOMBARDIA                      | LOMBARDIA         | 1 GAL. L | L         | 30H X 30W              |
|        | LOMBARDIA                      | LOMBARDIA         | 1 GAL. L | L         | 30H X 30W              |
|        | LOMBARDIA                      | LOMBARDIA         | 1 GAL. L | L         | 30H X 30W              |
|        | LOMBARDIA                      | LOMBARDIA         | 1 GAL. L | L         | 30H X 30W              |
|        | LOMBARDIA                      | LOMBARDIA         | 1 GAL. L | L         | 30H X 30W              |
|        | LOMBARDIA                      | LOMBARDIA         | 1 GAL. L | L         | 30H X 30W              |
|        | LOMBARDIA                      | LOMBARDIA         | 1 GAL. L | L         | 30H X 30W              |
|        | LOMBARDIA                      | LOMBARDIA         | 1 GAL. L | L         | 30H X 30W              |
|        | LOMBARDIA                      | LOMBARDIA         | 1 GAL. L | L         | 30H X 30W              |
|        | LOMBARDIA                      | LOMBARDIA         | 1 GAL. L | L         | 30H X 30W              |
|        | LOMBARDIA                      | LOMBARDIA         | 1 GAL. L | L         | 30H X 30W              |
|        | LOMBARDIA                      | LOMBARDIA         | 1 GAL. L | L         | 30H X 30W              |
|        | LOMBARDIA                      | LOMBARDIA         | 1 GAL. L | L         | 30H X 30W              |
|        | LOMBARDIA                      | LOMBARDIA         | 1 GAL. L | L         | 30H X 30W              |
|        | LOMBARDIA                      | LOMBARDIA         | 1 GAL. L | L         | 30H X 30W              |
|        | LOMBARDIA                      | LOMBARDIA         | 1 GAL. L | L         | 30H X 30W              |
|        | LOMBARDIA                      | LOMBARDIA         | 1 GAL. L | L         | 30H X 30W              |
|        | LOMBARDIA                      | LOMBARDIA         | 1 GAL. L | L         | 30H X 30W              |

STORMWATER TREATMENT

| SYMBOL | BOTANICAL NAME       | COMMON NAME        | CONT.    | WATER USE | MATURE HEIGHT & SPREAD |
|--------|----------------------|--------------------|----------|-----------|------------------------|
|        | ACHILLEA MILEFOLIUM  | COMMON YARROW      | 1 GAL. L | L         | 30H X 30W              |
|        | CAREX PASCUENSIS     | PALE BLUEGRASS     | 1 GAL. M | M         | 30H X 30W              |
|        | CHENOPODIUM ALBERGUE | CHENOPODIUM        | 1 GAL. L | L         | 30H X 30W              |
|        | DESMODIUM ILLINOENSE | TUPPER'S DESMODIUM | 1 GAL. L | L         | 30H X 30W              |
|        | FESTUCA BREVISPICA   | ATLAS FESCUE       | 1 GAL. L | L         | 30H X 30W              |
|        | FESTUCA TENACISSIMA  | NO BOW FESCUE      | 1 GAL. L | L         | 30H X 30W              |
|        | IMPATIENS            | IMPATIENS          | 1 GAL. L | L         | 30H X 30W              |
|        | LOMBARDIA            | DWARF NAT RUSH     | 1 GAL. L | L         | 30H X 30W              |
|        | MAHONIA              | MAHONIA            | 1 GAL. M | M         | 30H X 30W              |

VINES

Dutton Meadows





# PROJECT BENEFITS

- Fulfill two more phases of the 5-phase Dutton Meadows Master Plan
  - The Dutton Meadows Master Plan, when completed, provides:
    - A network of public streets to allow future connections intended to relieve traffic in Southwest Santa Rosa per the General Plan.
    - New sidewalks replace dirt shoulders safely connecting homes to Meadow View Elementary.
    - A new bus stop replacing the old bus stop on Dutton Meadows.
    - Signalizing the intersection in front of Meadow View Elementary for added student and parent safety.
    - Dedication of California Tiger Salamander and Wetland mitigation habitat
    - A grocery store anchored Community Commons shopping center
- Project provides Over \$10,000,000 in total City fees, including,
- Over \$850,000 in school fees to the Roseland School District



## Dutton Meadows



