

CHAPTER 1

INTRODUCTION & IMPLEMENTATION

A. CHAPTER OVERVIEW & MANUAL ORGANIZATION

The Southeast Policy Area Landscape Planning Prototype Manual (Manual) specifies landscape design guidelines within the Southeast Policy Area (Plan Area). It also supplements the Southeast Policy Area Special Planning Area document (SPA), as well as the requirements of the Elk Grove Municipal Code and other City of Elk Grove (City) policies and design guidelines.

This Manual intelligently outlines the design standards within the Plan Area, guiding the physical implementation of design elements that create the image, identity and theme of the Plan Area. It is the consistent and comprehensive application of these design elements that will highlight and strengthen the unique character of the Plan Area and establish it as a distinct and stand-alone region of the City.

Please note that traditional recreation park design guidelines are not included in this Manual, as these areas have very specific requirements and standards as set forth by the Cosumnes Community Services District (CCSD). The user shall refer to the CCSD for all recreation and park design requirements and standards.

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INTRODUCTION & IMPLEMENTATION: CHAPTER OVERVIEW & MANUAL ORGANIZATION

This Manual provides concise design direction and establishes design standards specific to the Plan Area. As development will occur over multiple years, the standards set forth in this Manual specify materials as well as provide implementation of landscape elements. These design elements may be substituted from those specified in this Manual as long as the design consistency is preserved throughout the Plan Area. Any deviation from design intent or materials as specified in this Manual shall be approved by the City prior to construction.

Manual Organization



Chapter 2: Streets and Street Landscaping

Establishes design requirements and guidelines for the landscape treatment along streets within the Plan Area including landscape amenities, site furnishings and plant material. This chapter includes plan views to illustrate specific elements that exist along a particular street type.



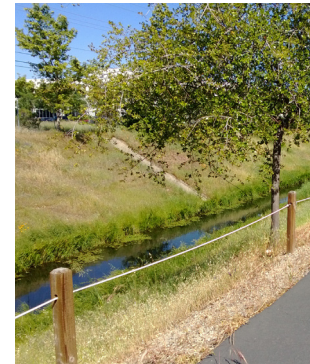
Chapter 3: Entry Monuments, Walls & Fences

Identifies and locates the various entry monuments, walls and fences which are proposed within the Plan Area. It also describes the materials and requirements associated with each monument, wall and fence.



Chapter 4: Streetscape Materials, Site Furnishings & Project Amenities)

Identifies the landscape materials, furnishings and amenities that have been selected for inclusion within the Plan Area. This chapter includes photos, plan views, descriptions, and distribution information for each element.



Chapter 5: Greenways, Drainage Corridors & Facilities

Establishes design requirements and guidelines for landscape treatment along greenways, drainage corridors and drainage facilities. This chapter includes plan views to illustrate the specific elements that exist within greenways, drainage corridors and drainage facilities.



Chapter 6: Plant Palettes, Planting & Irrigation Requirements

Identifies approved plant palettes within the Plan Area, including greenways and drainage areas. It also describes general irrigation and planting requirements within the Plan Area.

B. COMMUNITY THEME AND IDENTITY STATEMENT



At its core, the Southeast Policy Area is an employment-oriented community, which supports and encourages the development of employment, commercial and residential uses. Design standards have been put into place to implement the vision of creating a “live, work, play” community with multiple land uses existing in the same area. This Manual provides users with the guidelines and elements required to create a strong sense of identity, community and development, at a personal scale within the Plan Area. As set forth in this Manual, the overall concept for the landscape materials palette is to create a more “contemporary” feel to the Plan Area, with the use of clean lines and natural materials including stone, concrete and metal. Basic elements include manufactured stone veneer in cool, natural colors, which shall be the predominant accent material for Entry Monuments, walls and pilasters. Other elements include various types of metals, which not only add durability and ease of maintenance, but also create visual cohesion between the office and light industrial land uses and the residential land uses. Landscape amenities and site furnishings have also been selected to conform to and compliment the site architectural elements and material palette developed for the Plan Area. All landscape amenities and site furnishings are functional in design, create a pedestrian-friendly scale, and reinforce the overall identity and image of the community. Additionally, the plant palette has an emphasis on color, texture and layered forms to add a distinctive richness. All of the elements “create a sense of place” where people can live, work, shop and socialize in their community without need to leave the Plan Area.

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INTRODUCTION & IMPLEMENTATION: IMPLEMENTATION

C. IMPLEMENTATION

This Manual is a supplemental document to the SPA document and provides landscape design guidelines for various land uses, street landscaping, public spaces, greenways, landscape corridors and drainage facilities within Plan Area.

Additionally, exhibits within this Manual use the same land plan as the adopted SPA document. Please note, the exhibits contained within the following chapters are not intended to be overlaid with existing parcel lines. Rather, these exhibits have an inherent flexibility until the final configuration of all land uses is determined.

For all general considerations and requirements, including landscape requirements within the City, please refer to the following:

1. ***Southeast Policy Area Community Plan***, latest edition with all Amendments, Additions and Modifications.
2. ***Southeast Policy Area Special Planning Area document (SPA)***, latest edition with all Amendments, Additions and Modifications.
3. ***City of Elk Grove Improvement Standards***, latest edition with all Amendments, Additions and Modifications.
4. ***City of Elk Grove Municipal Code***, latest edition with all Amendments, Additions and Modifications.
5. ***California Building Code***, latest edition with all Amendments, Additions and Modifications.
6. ***Parks and Recreation Master Plan***, latest edition, Cosumnes CSD and the City.
7. ***Stormwater Quality Design Manual for the Sacramento Region***, latest edition, Sacramento Stormwater Quality Partnership.

