4/29/22
wlp

Wildhawk North Special Development Permit (SDP) Description

Proposed standards;
Unit 9 (40 x 80' typ lots), Unit 10 (45' x 80' typ. Lots), Unit 12 (50 x 85' typ. Lots)
Reduce rear yard setback from 15' to 10' for covered patio portion of house plans only.
Living areas remains at 15'.

Unit 10 (55 x 95' typ lots)
Reduce rear yard setback from 15' to 6' for covered patio portion of house plan only.
Living areas remains at 15'. Applies only to Plan 13 shown on Preliminary House Plan Exhibit.
Plan 13 limited to maximum of 35% of lots in Unit 10, locations TBD with development plan.

Subject Properties
Unit 9, APN 122-0050-033
Unit 10, APNs 122-0790-014, -015
Unit 12, APNs 122-0010-013, -014

Additional Information
See Preliminary House Plans and Composite Exhibit for more information.
Other Vineyard Springs Comprehensive Plan development standards apply.

Justification
The Wildhawk Northeast, Wildhawk Northwest, and Willman Tentative Maps were approved in 2006 and included associated Special Development Permits for variation of setbacks from the Vineyard Springs Comprehensive Plan (VSCP). All those approvals included a reduced rear yard setback to a minimum of 10 feet. (See Wildhawk SDP Exhibit for context)

The Wildhawk North Unit 9, 10, and Wildhawk Creek (AKA Unit 12) Tentative Maps were subsequently approved in 2016 and 2021 with no SDP. This SDP application requests the same rear yard setback as currently allowed with the other, adjacent Wildhawk North projects and thus will create consistency throughout phases of development by the same homebuilder.

The reduced setback is requested for an optional covered patio that is limited in footprint, height, and volume. And thus will not create a significant visual or aesthetic intrusion. (See Preliminary House Plans and covered patio elevations)

Gerber Road

Gerber Road

Vineyard Road

Wildhawk Golf Course

Multi-family

Unit 1

45'x 80' typ. lots

UNIT 12

50'x85' typ. lots

Unit 2

45'x 80' typ. lots

45'x 80' typ. lots

55'x95' typ. lots

UNIT 10

Unit 7

55'x95' typ. lots

55'x95' typ. lots

50'x 80' typ. lots

Unit 3

40'x 80' typ. lots

45'x 80' typ. lots

Unit 4

45'x 80' typ. lots

45'x 80' typ. lots

50'x 80' typ. lots

40' x 80' typ. lots

UNIT 9

40' x 80' typ. lots

40'x 80' typ. lots

Unit 8

60'x105' typ. lots

55'x95' typ. lots

60'x105' typ. lots

Unit 6

60'x105' typ. lots

Unit 5

55'x95' typ. lots

65'x95' typ. lots

60'x105' typ. lots

Wildhawk West

Wildhawk West

Proposed SDP

Existing SDPs

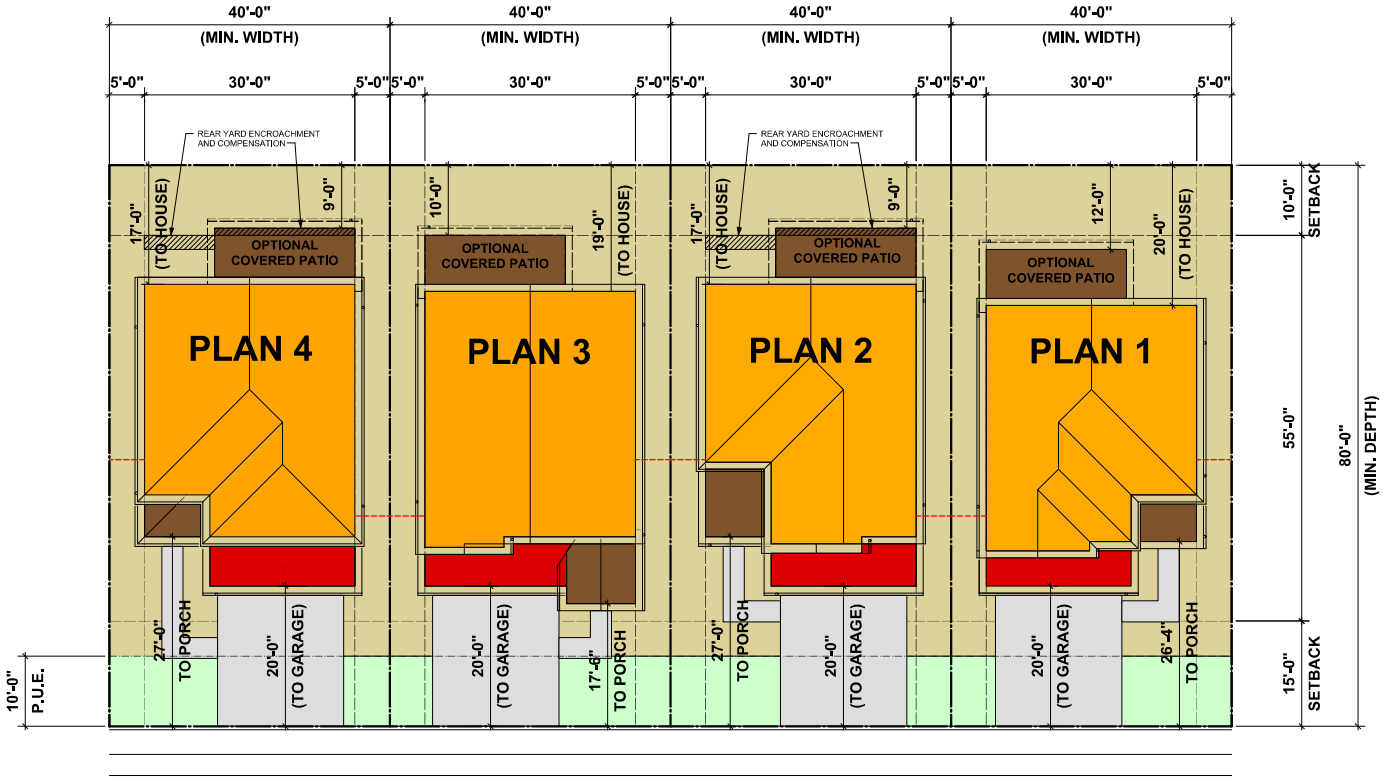
Special Development Permit Exhibit

Wildhawk North

Not to Scale

4/28/22

WALTERS LAND PLANNING



Note: All building roof overhangs are 12", typical of plans and elevations.

SETBACK VARIATIONS

This Articulation Plan depicts the minimum lot size. Setbacks will vary according to actual lot width and depth. See Development Plan for specific building locations on lots.

The minimum lot width and lot depth have been used to show that plans will meet setback requirements for all lot dimensions.

Under no circumstance can there be encroachment into any easement by the foundation or any part of the roof overhang.

COLOR KEY

- Second Story Massing
- First Story Massing
- Covered Porch/Patio (One-story element)
- Paved Driveway (see Site Plan for Actual Configuration)
- P.U.E. (Public Utility Easement)
- Proposed Fence Line

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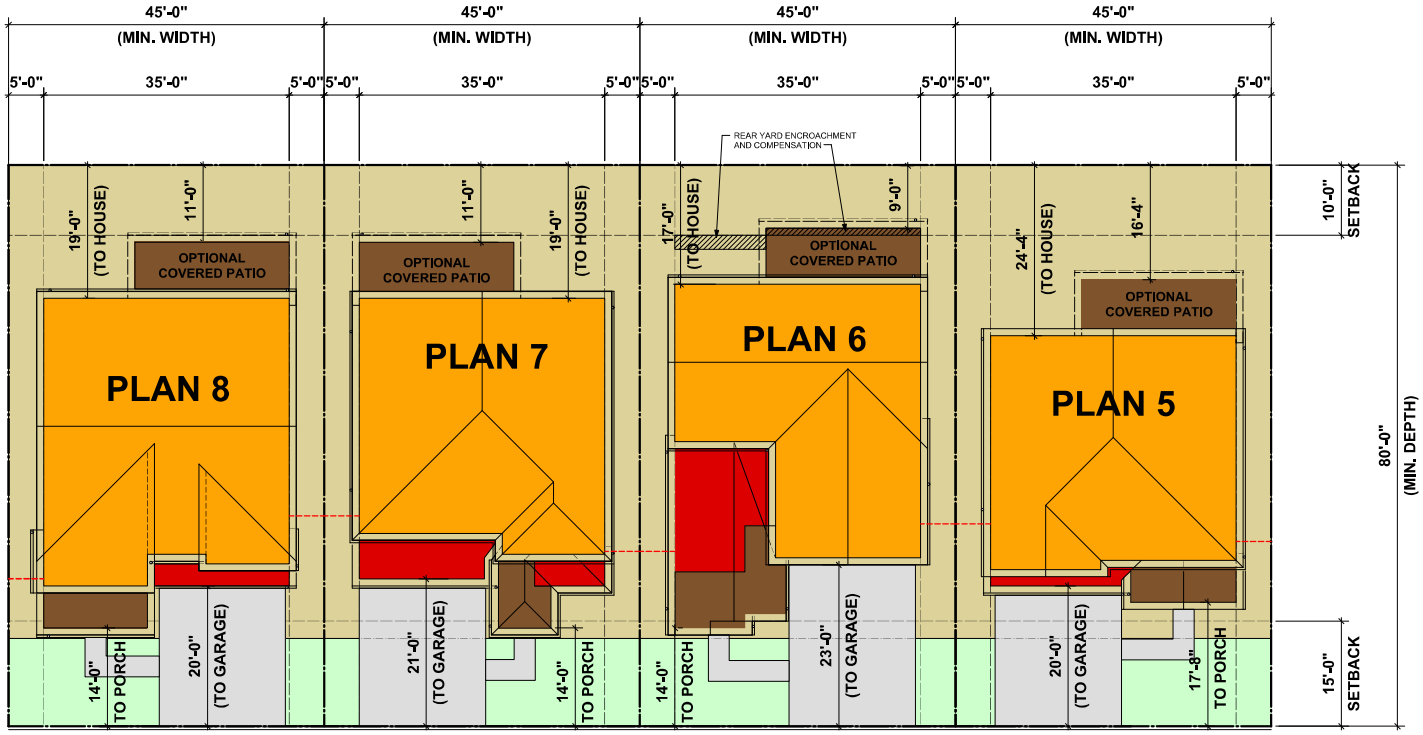
PRELIMINARY HOUSE PLANS
(SUBJECT TO CHANGE)
WILDHAWK - Series 1
Sacramento, California

938 Tyler Street #101
Benicia, CA 94510
Phone: (707) 746-6586

OAG ARCHITECTS

2107 04-29-22

SHEET AP-1



Note: All building roof overhangs are 12", typical of plans and elevations.

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Under no circumstance can there be encroachment into any easement by the foundation or any part of the roof overhang.

COLOR KEY

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- First Story Massing
- Covered Porch/Patio (One-story element)
- Paved Driveway (see Site Plan for Actual Configuration)
- P.U.E. (Public Utility Easement)
- Proposed Fence Line

PRELIMINARY HOUSE PLANS
(SUBJECT TO CHANGE)

WILDHAWK - Series 2

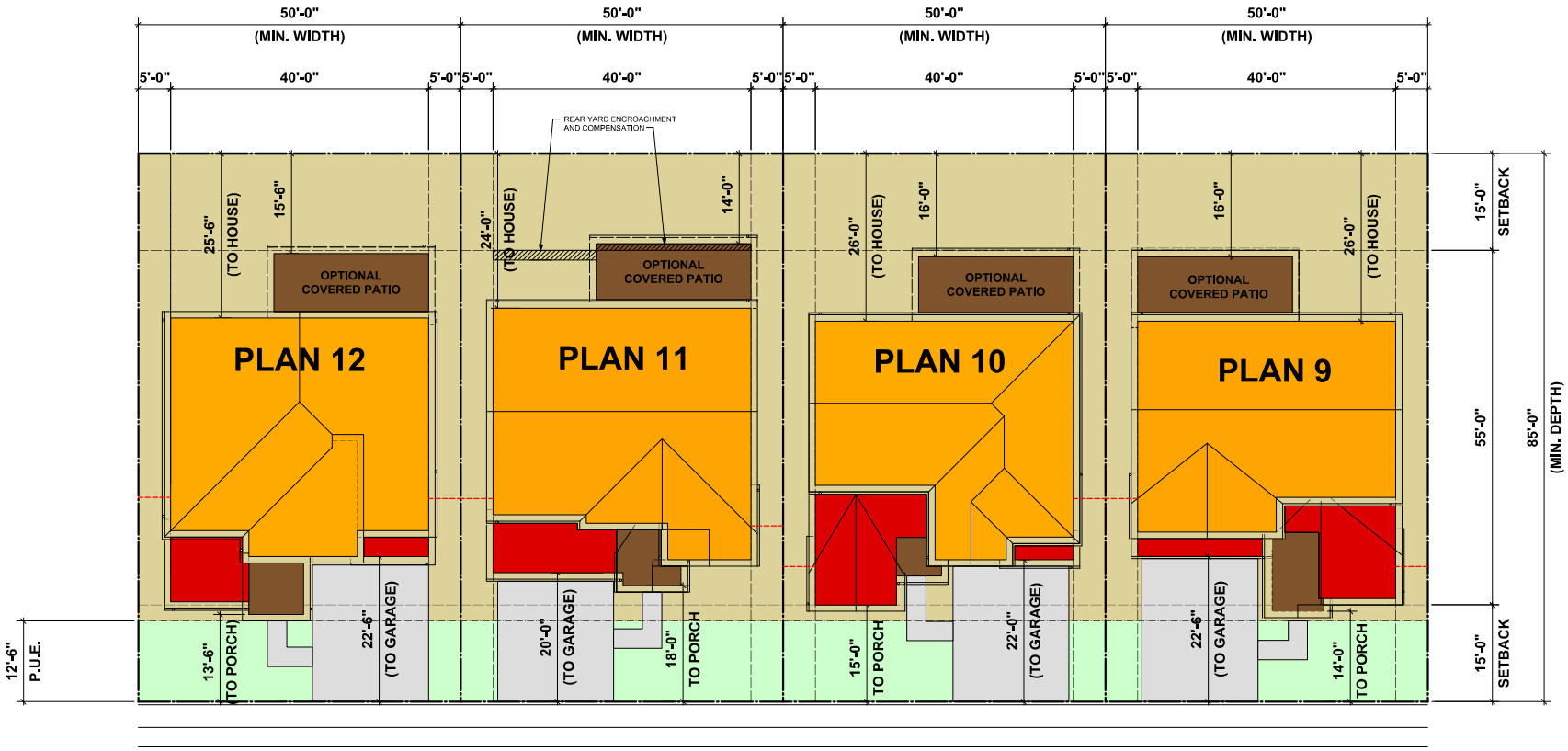
Sacramento, California

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Benicia, CA 94510
Phone: (707) 746-6586
OAG ARCHITECTS

2107 04-29-22

SHEET AP-2



Note: All building roof overhangs are 12", typical of plans and elevations.

SETBACK VARIATIONS

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COLOR KEY

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- First Story Massing
- Covered Porch/Patio (One-story element)
- Paved Driveway (see Site Plan for Actual Configuration)
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- Proposed Fence Line

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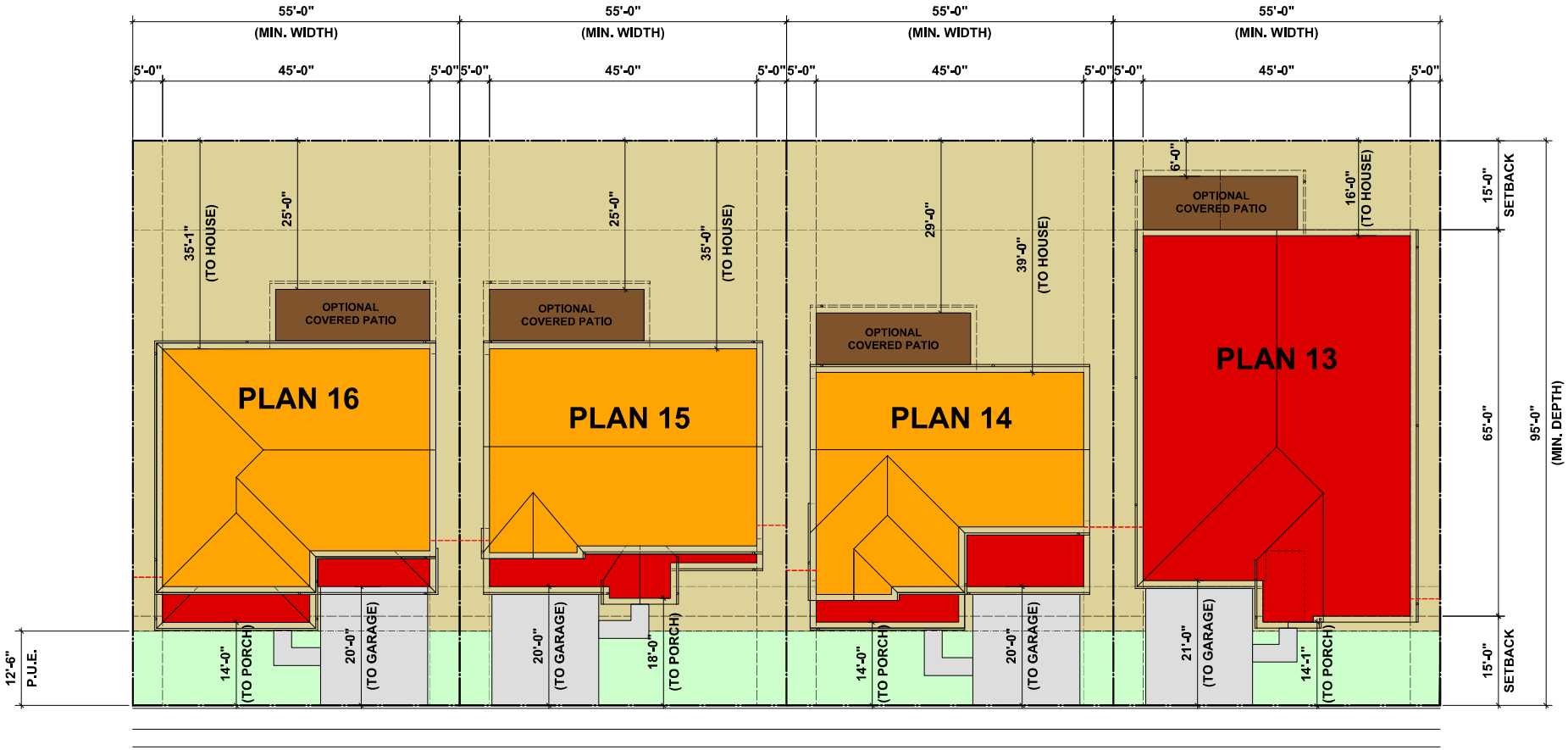
PRELIMINARY HOUSE PLANS
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WILDHAWK - Series 3
Sacramento, California

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Benicia, CA 94510
Phone: (707) 746-6586

OAG ARCHITECTS

2107 04-29-22

SHEET AP-3



Note: All building roof overhangs are 12", typical of plans and elevations.

SETBACK VARIATIONS

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COLOR KEY

- Second Story Massing
- First Story Massing
- Covered Porch/Patio (One-story element)
- Paved Driveway (see Site Plan for Actual Configuration)
- P.U.E. (Public Utility Easement)
- Proposed Fence Line

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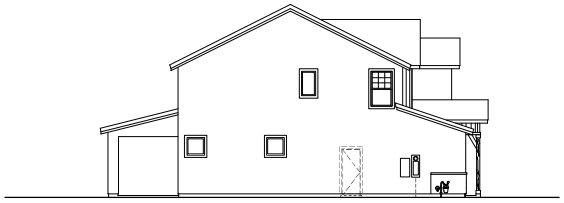
PRELIMINARY HOUSE PLANS
(SUBJECT TO CHANGE)
WILDHAWK - Series 4
Sacramento, California

938 Tyler Street #101
Benicia, CA 94510
Phone: (707) 746-6586

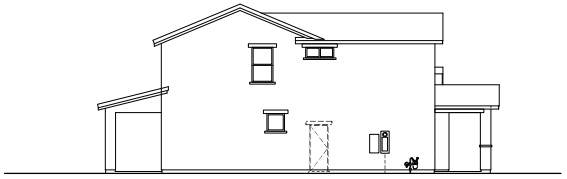
OAG ARCHITECTS

2107 04-29-22

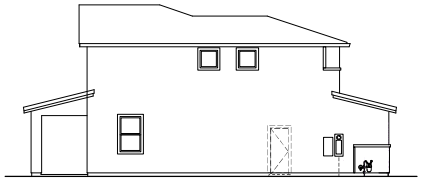
SHEET AP-4



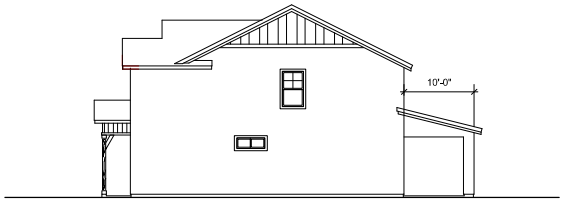
LEFT ELEVATION



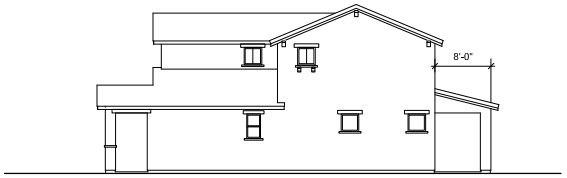
LEFT ELEVATION



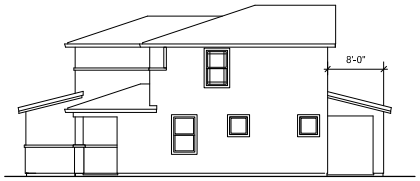
LEFT ELEVATION



RIGHT ELEVATION



RIGHT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

PLAN 11



REAR ELEVATION

PLAN 6



REAR ELEVATION

PLAN 2

taylor morrison

PRELIMINARY EXTERIOR ELEVATIONS

(SUBJECT TO CHANGE)

WILDHAWK - Series 1 -3

Sacramento, California

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OAG ARCHITECTS

2107 04-29-22

SHEET AP-5