

LANDSCAPE NARRATIVE

Screening trees are proposed in the breaks in existing tree canopy along Brunswick Road, and at the intersection of East Bennett Road and Brunswick Road. These areas will be densely planted with fast-growing non-native evergreen pines and cedars, as well as native oak trees. The intent is to create an unbroken, naturalistic tree screen along the site boundary.

Shrubs, grasses, and groundcover plantings around parking areas are low-water use, native plants in naturalistic groupings. The intent is to blend the new landscaping in with existing vegetation as much as possible. Trees in parking areas are a selection of two native trees and two non-native trees, that together provide maximum shade, year-round visual screening, habitat value, and seasonal interest.

There are no invasive plants, high-water use plants, or turf areas proposed in this project.

IRRIGATION NARRATIVE

A new single point of connection for the irrigation system shall be tapped into the water exiting the water treatment process, downstream of the water treatment pond. A new backflow prevention device will be provided per current local codes. All landscaped areas will be serviced with a fully automatic irrigation system to include below-ground PVC mainline and lateral piping, remote control valves and wiring, and master shut-off valve.

Irrigation to all new shrub, grass, and groundcover plantings shall be subsurface in-line drip irrigation. Irrigation to all new trees shall be surface bubblers (two bubblers per parking lot tree; three bubblers per screening tree) and shall be supplied with all PVC pipe (no flex tubing) for durability.

Stations/hydrozones shall be delineated based on similar water demands, sun exposure, and microclimates.

A new commercial-quality 'smart' controller (minimum 24 stations) that is capable of multiple programs with a flexible calendar program shall be installed in metal cabinet on outside of building; contractor to provide power to controller location. Controller shall be linked to a rain/freeze sensor installed in an unobstructed location.

FULL PLANT SCHEDULE, SEE SHEET L-3
SHADE CALCULATIONS, SEE SHEET L-3

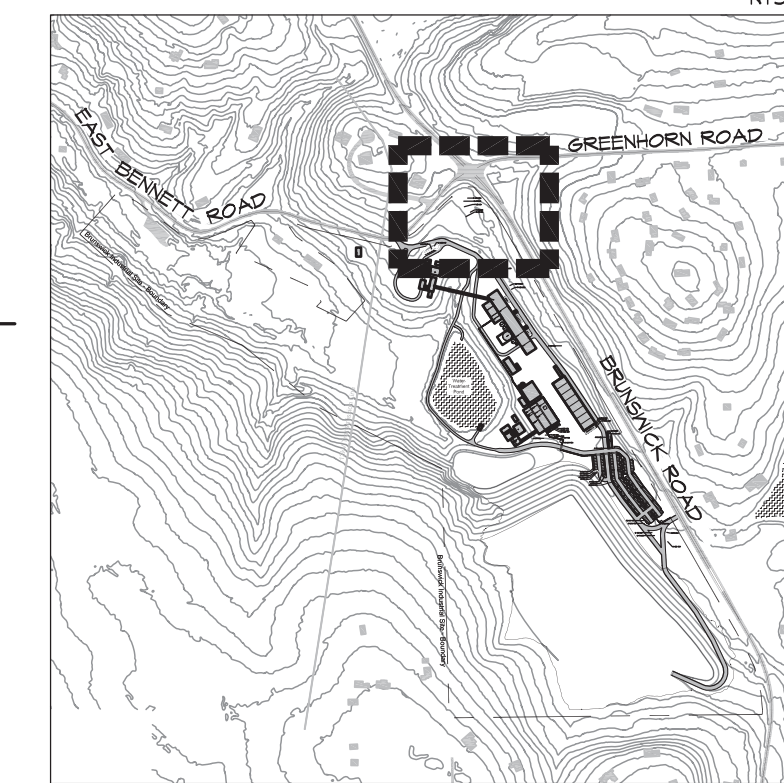
PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	BARK MULCH	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	ARB HYB	23	Arbutus x 'Marina' / Arbutus Standard	15 gal		BARK	20 sf per tree	Bark Mulch 3" Deep / 5' radius of bark at each tree	3" Deep
	CED DEO	36	Cedrus deodara / Deodar Cedar	15 gal					
	PIN ELD	52	Pinus eldarica / Afghan Pine	15 gal					
	PIN BRU	54	Pinus halepensis 'Brutia' / Calabrian Pine	15 gal					
	PIS KEI	28	Pistacia chinensis 'Keith Davey' / Chinese Pistache	15 gal					
	QUE KEL	8	Quercus kelloggii / California Black Oak	15 gal					
	QUE WIS	23	Quercus wislizenii / Interior Live Oak	15 gal					
	ULM PAR	20	Ulmus parvifolia 'True Green' / True Green Elm	15 gal					

NOTES

- A minimum 3 inches of mulch shall be applied in all new planting areas of shrubs, grasses, and groundcovers. In perimeter screening areas, a minimum 3 inches of mulch shall be applied in 5' radius areas around each new tree. Mulch shall be wood chips generated from on-site tree clearing, or a 'Walk-On' type fir bark mulch. Shredded 'Gorilla Hair' mulch shall not be used.
- All irrigated areas shall be amended with a minimum of 6 yards of organic material per 1,000 square feet.
- All landscaping and irrigation shall be maintained by the owner. Landscaped areas shall be kept free of weeds, litter and debris. All pruning and maintenance shall be pursuant to acceptable horticultural practices and in any case where a required planting has not survived, said planting shall be replaced with new material within 30 days.

KEY MAP



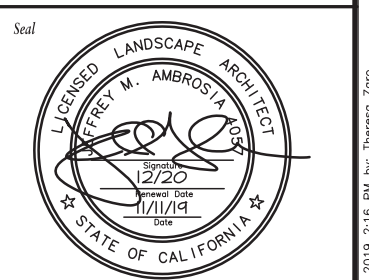
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RISE GRASS VALLEY
LANDSCAPE DEVELOPMENT PLANS
12791 BRUNSWICK ROAD, GRASS VALLEY
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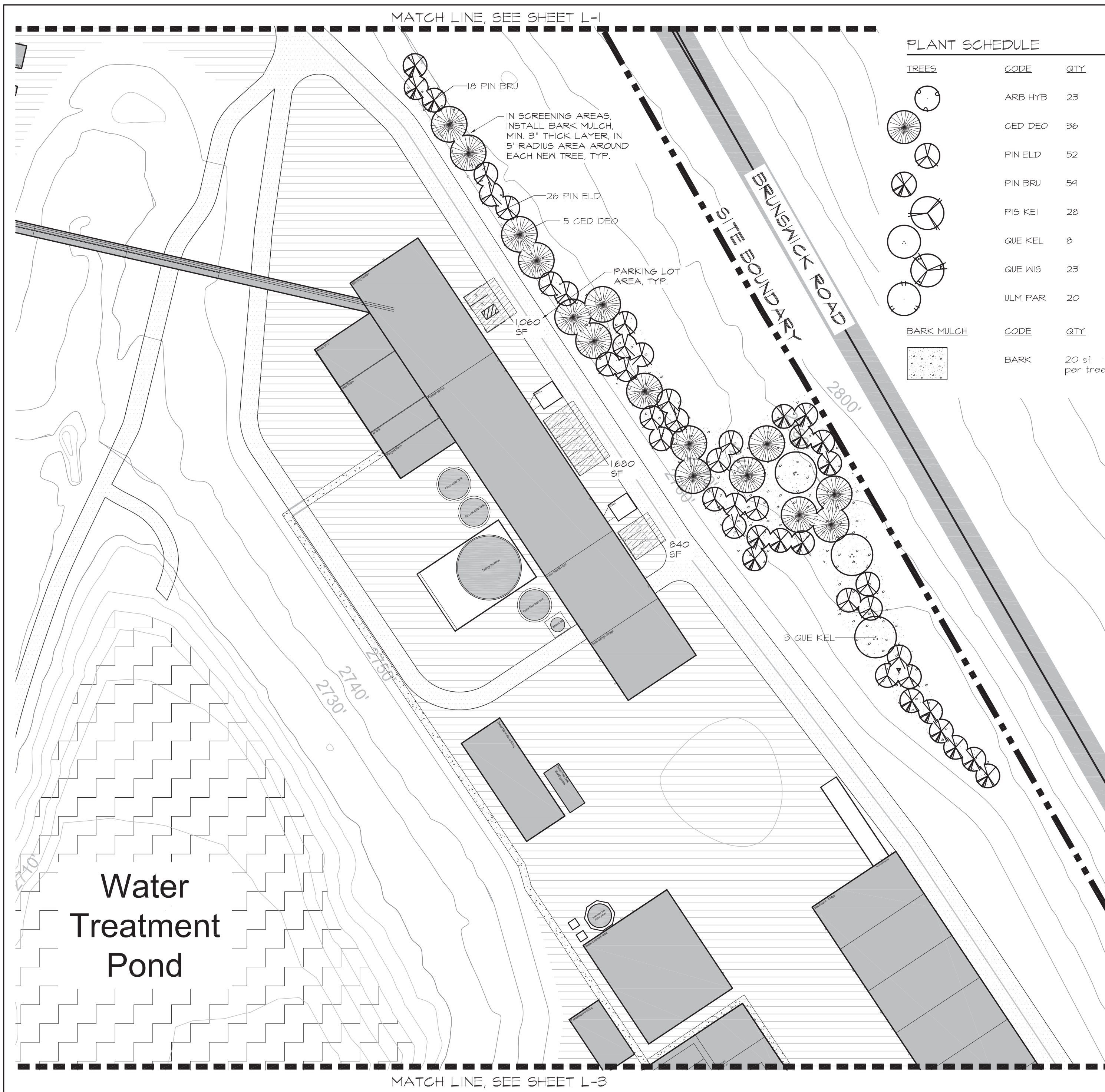
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Sheet Title
PRELIMINARY LANDSCAPE PLAN A



No.	Date	Revision
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Project Mgr: JMA Sheet No.:
Drawn By: DS
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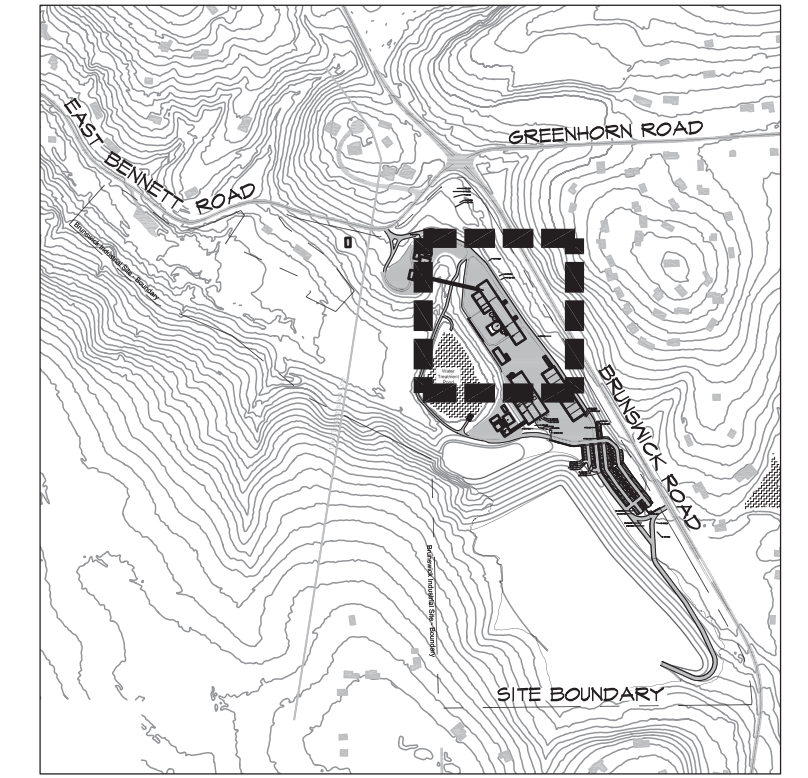
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TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	ARB HYB	23	Arbutus x 'Marina' / Arbutus Standard	15 gal
	CED DEO	36	Cedrus deodara / Deodar Cedar	15 gal
	PIN ELD	52	Pinus eldarica / Afghan Pine	15 gal
	PIN BRU	54	Pinus halepensis 'Brutia' / Calabrian Pine	15 gal
	PIS KEI	28	Pistacia chinensis 'Keith Davey' / Chinese Pistache	15 gal
	QUE KEL	8	Quercus kelloggii / California Black Oak	15 gal
	QUE WIS	23	Quercus wislizenii / Interior Live Oak	15 gal
	ULM PAR	20	Ulmus parvifolia 'True Green' / True Green Elm	15 gal

BARK MULCH	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	BARK	20 sf per tree	Bark Mulch 3" Deep / 5' radius of bark at each tree	3" Deep

FULL PLANT SCHEDULE, SEE SHEET L-3
 SHADE CALCULATIONS, SEE SHEET L-3

KEY MAP



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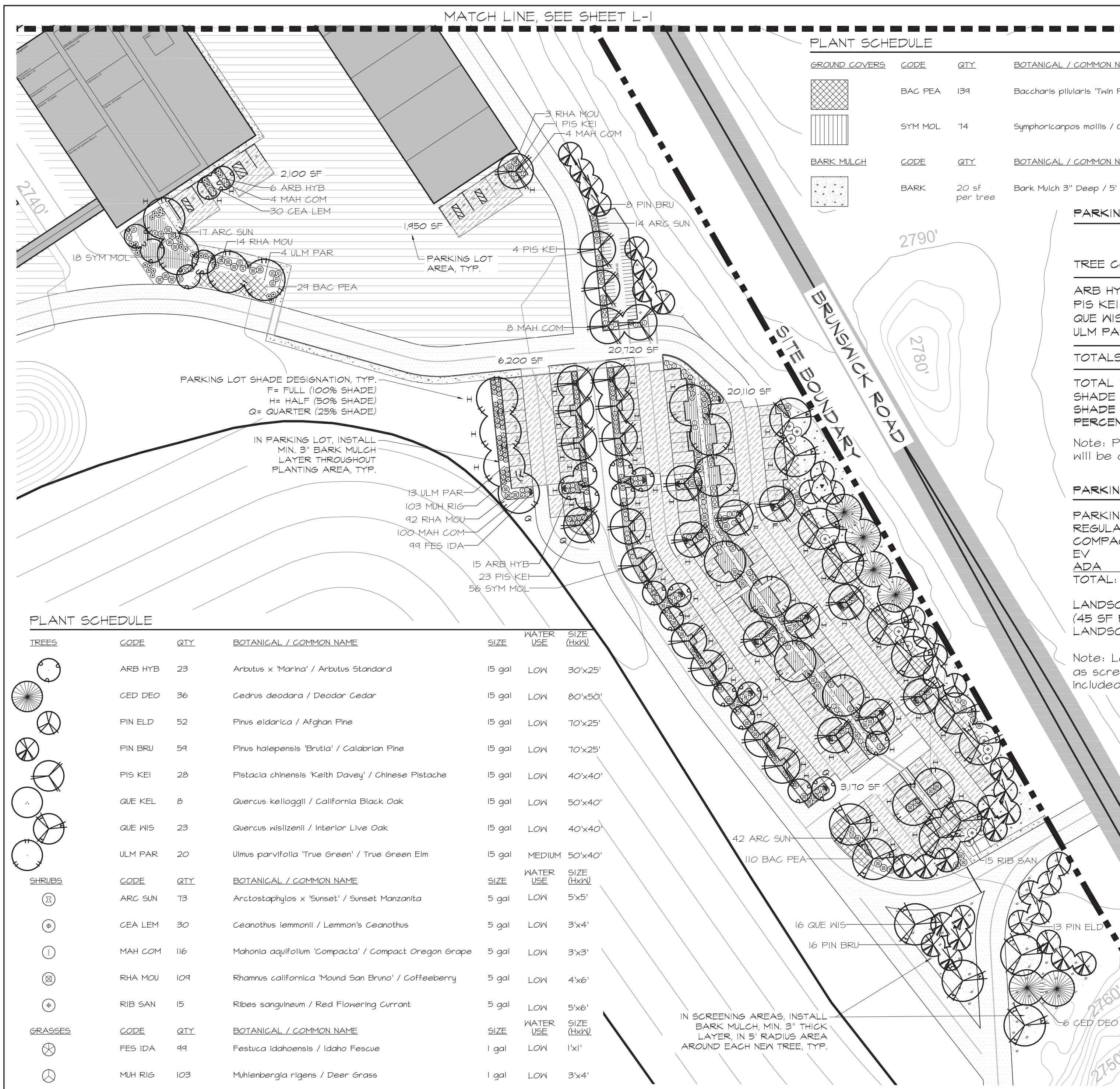
Sheet Title
PRELIMINARY LANDSCAPE PLAN B

Scale

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L-2



PLANT SCHEDULE

GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	WATER USE	SIZE (HxW)
[Cross-hatch pattern]	BAC PEA	139	Baccharis pilularis 'Twin Peaks' / Coyote Brush	1 gal	72" o.c.	LOW	2'x6'
[Vertical lines pattern]	SYM MOL	74	Symphoricarpos mollis / Creeping Snowberry	1 gal	96" o.c.	LOW	2'x8'

BARK MULCH	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
[Dotted pattern]	BARK	20 sf	Bark Mulch 3" Deep / 5' radius of bark at each tree	3" Deep	

PARKING LOT SHADE CALCULATIONS

TREE CODE	F FULL 100%	H HALF 50%	Q QUARTER 25%
ARB HYB	13 (354)=4,602	1 (177)=177	
PIS KEI	23 (481)=11,063	1 (240)=240	
QUE WIS	12 (481)=5,772		
ULM PAR	16 (481)=7,696	1 (240)=240	
TOTALS:		29,133 SF	657 SF

TOTAL PARKING LOT AREA: 59,450 SF
 SHADE REQUIRED (40%): 23,780 SF
 SHADE PROVIDED: 29,190 SF
 PERCENT SHADE PROVIDED: 50%

Note: Per this landscape plan, 40% of the parking lot will be covered with tree canopy within 15 years.

PARKING LOT LANDSCAPE COVERAGE

PARKING QUANTITIES BY TYPE:

REGULAR	139
COMPACT	56
EV	13
ADA	9
TOTAL:	217

LANDSCAPE AREA REQUIRED : 9,765 SF
 (45 SF PER SPACE)
 LANDSCAPE AREA PROVIDED: 14,867 SF

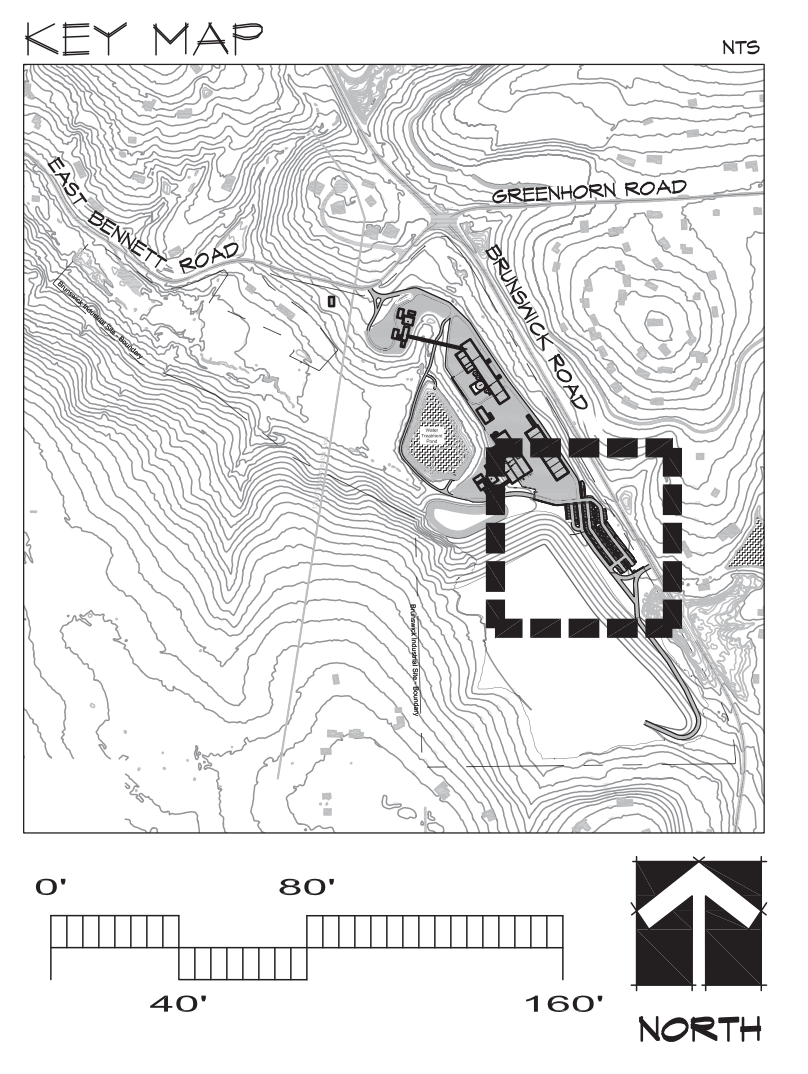
Note: Landscaped areas outside of parking lots (such as screen planting along Brunswick Road) are NOT included in this calculation.

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	WATER USE	SIZE (HxW)
[Circle with vertical lines]	ARB HYB	23	Arbutus x 'Marina' / Arbutus Standard	15 gal	LOW	30'x25'
[Circle with horizontal lines]	CED DEO	36	Cedrus deodara / Deodar Cedar	15 gal	LOW	80'x50'
[Circle with diagonal lines /]	PIN ELD	52	Pinus eldarica / Afghan Pine	15 gal	LOW	70'x25'
[Circle with diagonal lines \]	PIN BRU	54	Pinus halepensis 'Brutia' / Calabrian Pine	15 gal	LOW	70'x25'
[Circle with vertical lines]	PIS KEI	28	Pistacia chinensis 'Keith Davey' / Chinese Pistache	15 gal	LOW	40'x40'
[Circle with horizontal lines]	QUE KEL	8	Quercus kelloggii / California Black Oak	15 gal	LOW	50'x40'
[Circle with diagonal lines /]	QUE WIS	23	Quercus wislizenii / Interior Live Oak	15 gal	LOW	40'x40'
[Circle with diagonal lines \]	ULM PAR	20	Ulmus parvifolia 'True Green' / True Green Elm	15 gal	MEDIUM	50'x40'

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	WATER USE	SIZE (HxW)
[Circle with vertical lines]	ARC SUN	73	Arctostaphylos x 'Sunset' / Sunset Manzanita	5 gal	LOW	5'x5'
[Circle with horizontal lines]	CEA LEM	30	Ceanothus lemmonii / Lemmon's Ceanothus	5 gal	LOW	3'x4'
[Circle with diagonal lines /]	MAH COM	116	Mahonia aquifolium 'Compacta' / Compact Oregon Grape	5 gal	LOW	3'x3'
[Circle with diagonal lines \]	RHA MOU	109	Rhamnus californica 'Mound San Bruno' / Coffeeberry	5 gal	LOW	4'x6'
[Circle with vertical lines]	RIB SAN	15	Ribes sanguineum / Red Flowering Currant	5 gal	LOW	5'x6'

GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	WATER USE	SIZE (HxW)
[Circle with vertical lines]	FES IDA	99	Festuca idahoensis / Idaho Fescue	1 gal	LOW	1'x1'
[Circle with horizontal lines]	MUH RIG	103	Muhlenbergia rigens / Deer Grass	1 gal	LOW	3'x4'



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Sheet Title: **PRELIMINARY LANDSCAPE PLAN C**

Scale:

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