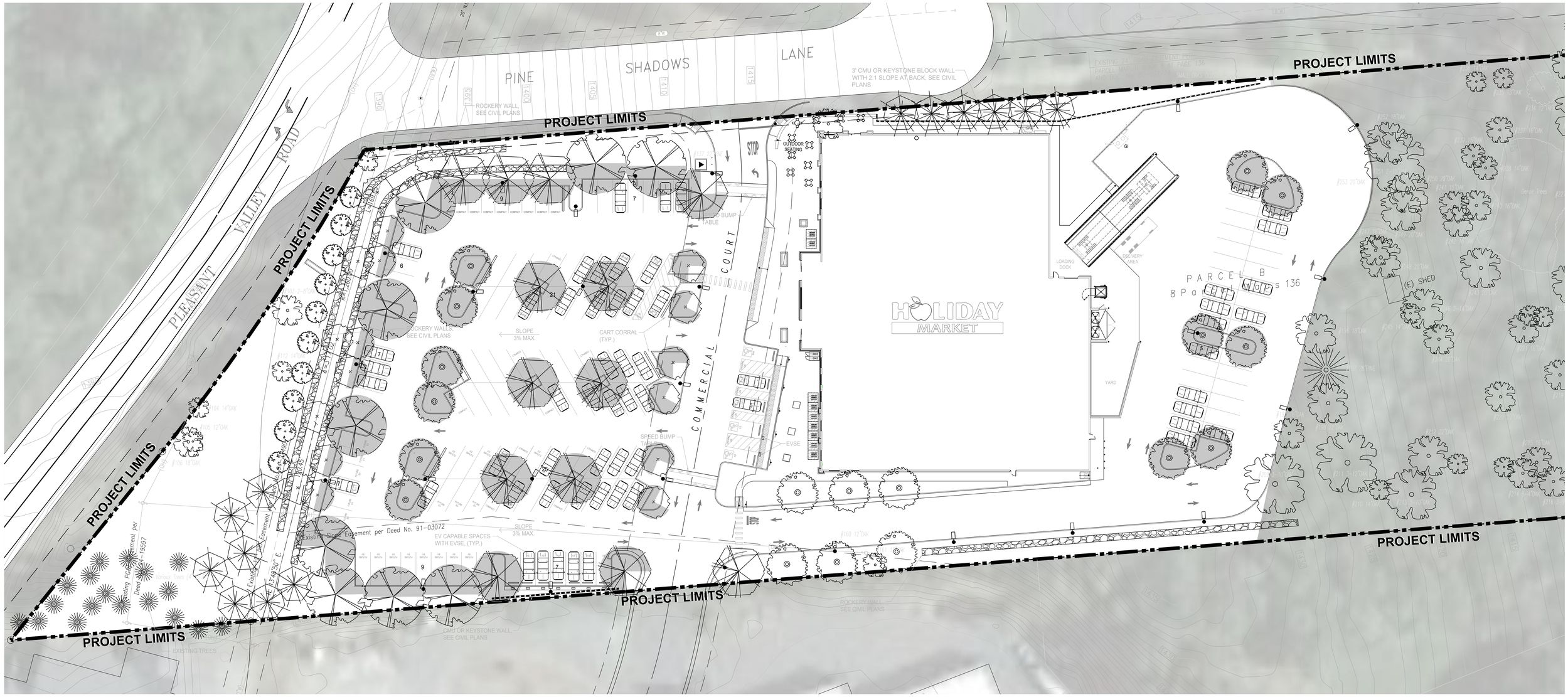


PRELIMINARY PROJECT LANDSCAPE NOTES:

TREE PLANTING

1. TREES MUST HAVE AN UNCUT LEADER THAT HAS A UNIFORM TAPER FROM BASE TO TIP. TREES MUST MEET AT LEAST NORMAL CALIPER AND HEIGHT FOR CONTAINER SIZE. OVERGROWN TREES ARE NOT ACCEPTABLE.
2. TREE TIES - 24" CORDED RUBBER TIE ATTACHED TO STAKE WITH 2 ROOFING NAILS. TIE RUBBER TIE IN TOP $\frac{1}{3}$ OF HEIGHT OF TREE AT A POINT AROUND TRUNK THAT SUPPORTS TOP TREE BUT ALLOWS MOVEMENT OF TRUNK.
3. TREE STAKES - 2" DIAMETER X 8' LONG LODGE POLE PINE STAKES. PLACE OUTSIDE OF ROOTBALL ON PREDOMINATELY WINDWARD SIDE OF TREE. STAKES MUST BE PLUMB. STAKES TO BE NO CLOSER THAN 4" NOR FARTHER THAN 16" FROM TREE TRUNK.
4. TREE PLANTING BERM - PROVIDE A 3" BERM AROUND TREE FOR WATER BASIN. BERM TO BE REMOVED IN LAWN AREA AFTER INITIAL WATERING. MULCH TREEWELL WITH 2" OF $\frac{1}{4}$" BARK OR RECYCLED WOOD CHIPS. KEEP MULCH AWAY FROM TREE TRUNK.
5. ROOT BARRIER - PLASTIC, BIO ROOT BARRIER OR COPPER IMPREGNATED BARIER MUST BE INSTALLED IF TREE IS TO BE PLANTED WITHIN 5' OF CURB, SIDEWALK OR OTHER RIGID PAVEMENT. INSTALL BARRIER LINEAR ALONG HARDSCAPE TO PROTECT SOIL INTERFACE BETWEEN SOIL AND PAVEMENT.
6. TREE PLANTING - HOLE SIZE SHALL BE 2 TIMES THE WIDTH AND 1 TIME THE DEPTH OF ROOTBALL. SCARIFY SIDES AND BOTTOM OF PLANTING HOLE. FILL PLANTING HOLE WITH WATER PRIOR TO PLANTING.
7. TREE PLANTING CLEAR - TREES SHALL BE LOCATED SO THEY ARE 3'-0" (MINIMUM) CLEAR OF ALL PEDESTRIAN PATHWAYS AND RIGID PAVEMENT OR GOURND COVER (I.E., CONCRETE SIDEWALKS, BRICK PAVERS SET IN MORTAR, ETC.)
9. ALL SITE UTILITIES ARE TO BE PROTECTED DURING CONSTRUCTION. IN THE EVENT OF CONFLICT BETWEEN THE PLANS AND UTILITIES THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT. ANY DAMAGE TO UTILITIES, STRUCTURES, OR OTHER FEATURES TO REMAIN, AND CAUSED BY THE LANDSCAPE CONTRACTOR SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
10. PRIOR TO ANY DIGGING OR TRENCHING, CALL UNDERGROUND SERVICE ALERT 1-800-227-2600.
11. ALL NON-TURF PLANTING AREAS TO RECEIVE 3 INCH LAYER OF BARK MULCH AS SPECIFIED.
12. ALL TREES TO BE PLANTED 6' OR GREATER FROM UNDERGROUND UTILITIES.
13. PLANTINGS HAVE BEEN HYDRO-ZONED IN GROUPES OF LIKE WATER USAGE FOR MAXIMUM IRRIGATION EFFICIENCY AND WATER CONSERVATION.
14. LANDSCAPE WILL PROVIDE A VISUALLY PLEASING DEVELOPMENT, PROVIDE A UNIFIED DEVELOPMENT SCHEME THROUGHOUT THE PROJECT, PROVIDE PEDESTRIAN COMFORT, AND ENHANCE VIEWS OF THE SITE BY SCREENING POTENTIALLY UNATTRACTIVE ELEMENTS. LANDSCAPE WILL INCORPORATE THE THREE-TIERED SYSTEM: 1) GROUND COVERS (INCLUDING FLOWERING PLANTS - ANNUALS AND PERENNIALS), 2) SHRUBS AND VINES, AND 3) TREES.

*PLANT LEGENDS SHOW PROPOSED SPECIES LISTS AND ARE NOT EXHAUSTIVE LISTS. CONSTRUCTION DOCUMENTS WILL BE SUBMITTED WITH FINAL COMPLETE PLANT LISTS AND SPECIFICATIONS.

PENN VALLEY AREA PLAN 2020:

LANDSCAPING CONTRIBUTES TO THE CHARACTER OF ESTABLISHED NEIGHBORHOODS AND COMMERCIAL PROPERTIES. THE OVERALL EFFECT OF LANDSCAPING SHOULD BE NATURAL RATHER THAN FORMAL, AND CONSISTENT WITH THE RURAL APPEARANCE OF THE COMMUNITY DESIGN DISTRICT FOR WHICH IT IS LOCATED. LANDSCAPED AREAS SHOULD BE PLANNED AS AN INTEGRAL PART OF THE PROJECT AND NOT SIMPLY LOCATED IN LEFTOVER SPACE. NEW PLANTINGS SHOULD BLEND WITH THE EXISTING LANDSCAPE SO THAT WITHIN SEVERAL YEARS ALL TRACES OF SITE DISTURBANCE HAVE DISAPPEARED.

**LD1. ALL ELEMENTS OF THE LANDSCAPE SHOULD BE CONSIDERED IN PREPARING A LANDSCAPE PLAN. EXISTING TREES AND SHRUBS, PARTICULARLY MATURE TREES,** SHOULD BE PRESERVED AND INCORPORATED INTO LANDSCAPE PLANS WHEN FEASIBLE. CREEKS, ROCK OUTCROPS, VIEWS AND OTHER SIMILAR FEATURES UNIQUE TO THE SITE SHOULD BE INCORPORATED INTO PROJECT PLANS.

**LD2. NUISANCE PLANTS WITH MESSY AND/OR SLIPPERY DROPPINGS, TOXIC PARTS, NUTS OR THORNS, SHOULD NOT BE PLANTED NEXT TO PUBLIC AREAS.**

**LD3. DROUGHT TOLERANT AND FIRE-RESISTANT PLANTS ARE ENCOURAGED.**

**LD4. GROUNDCOVER SHOULD CONSIST OF LIVE PLANTS AND PERENNIAL FLOWERING PLANTS ARE ENCOURAGED. THE USE OF ROCKS FOR GROUNDCOVER IS INAPPROPRIATE.** GREEN IS NOT THE ONLY COLOR IN LANDSCAPE DESIGN AND THEREFORE THE USE OF PERENNIAL FLOWERING PLANTS TO ADD COLOR TO THE LANDSCAPE IN COMMERCIAL DEVELOPMENTS IS ENCOURAGED.

**LD5. LANDSCAPING SHOULD BE DESIGNED TO PRESERVE NATIVE OAK TREES. LANDSCAPE AND IRRIGATION PLANS SHOULD MINIMIZE WATERING WITHIN THE DRIPLINE OF NATIVE OAKS. DRIP IRRIGATION IS ENCOURAGED.**

**LD6. LANDSCAPE PLANS SHOULD BE PREPARED BY A QUALIFIED LANDSCAPE ARCHITECT OR CONTRACTOR.**

**LD7. STREETSCAPE LANDSCAPING.** STREETSCAPE LANDSCAPING THAT INCORPORATES DROUGHT TOLERANT AND VISUALLY PLEASING PLANTINGS, ARTWORK AND PEDESTRIAN IMPROVEMENTS, SUCH AS BENCHES AND TRASH/RECYCLING ENCLOSURES OF A UNIFORM STYLE MATCHING THE RURAL CHARACTER OF THE AREA ARE ENCOURAGED. THE BUSINESS COMMUNITY THROUGH THE CREATION OF A BUSINESS IMPROVEMENT DISTRICT IS ENCOURAGED TO ESTABLISH ACCEPTABLE STREETSCAPE LANDSCAPING AND PEDESTRIAN AMENITIES FOR THE VILLAGE CORE.

**UTILITY NOTE:**
**UTILITIES (UNDERGROUND AND/OR OVERHEAD), EXISTING AND PROPOSED WERE NOT AVAILABLE AT THE TIME OF PREPARATION OF THESE DRAWINGS. UTILITIES MUST BE PROVIDED AND LANDSCAPE CONSTRUCTION DOCUMENTS MUST BE PROVIDED PRIOR TO ANY LANDSCAPE CONSTRUCTION INCLUDING: BIDDING, DIGGING, GRADING, OR INSTALLATION.**

## PRELIMINARY TREE PLANTING PALETTE

| TREE SPECIES SYM | BOTANICAL NAME | COMMON NAME | SIZE | QTY | WATER DEMAND |
|---|---|---|---|---|---|
| | QUERCUS LOBATA | VALLEY OAK | 15 GAL | 9 | V. LOW |
| | PISTACIA CHINENSIS 'KEITH DAVEY' | CHINESE PISTACHE | 15 GAL | 13 | LOW |
| | PRUNUS X. YEDOENSIS | FLOWERING CHERRY 'AKEBONO' | 24" BOX | 18 | LOW |
| | PINUS HALEPENSIS | ALEPPO PINE | 15 GAL | 13 | LOW |
| | PYRUS CALLERYANA 'NEW BRADFORD' | ORNAMENTAL PEAR | 24" BOX | 18 | MEDIUM |
| | LAGERSTROEMIA H. 'MUSKOGEE' | LAVENDER CRAPE MYRTLE | 15 GAL | 10 | LOW |
| | EXISTING TREE TO REMAIN (TYP.) | | | | N/A |

### SHADE CALCULATIONS

QUERCUS LOBATA

| % | 100% | 75% | 50% | 25% | 15-YR SHADE TOTAL: |
|---|---|---|---|---|---|
| SF | 961 | 721 | 481 | 240 | |
| QTY | 2 | 2 | 4 | 1 | **5,526 SF** |

PISTACIA CHINENSIS 'KEITH DAVEY'

| % | 100% | 75% | 50% | 25% | 15-YR SHADE TOTAL: |
|---|---|---|---|---|---|
| SF | 706 | 530 | 353 | 177 | |
| QTY | 7 | 2 | 3 | 0 | **7,060 SF** |

PRUNUS X. YEDOENSIS

| % | 100% | 75% | 50% | 25% | 15-YR SHADE TOTAL: |
|---|---|---|---|---|---|
| SF | 490 | 368 | 245 | 123 | |
| QTY | 12 | 0 | 0 | 0 | **5,880 SF** |

PYRUS CALLERYANA 'NEW BRADFORD'

| % | 100% | 75% | 50% | 25% | 15-YR SHADE TOTAL: |
|---|---|---|---|---|---|
| SF | 314 | 236 | 157 | 79 | |
| QTY | 0 | 6 | 6 | 0 | **2,355 SF** |

### SHADE CALCULATIONS

| | |
|---|---|
| TOTAL PARKING AREA ASPHALT: | 47,670 SF |
| REQUIRED SHADE AREA 40%: | 19,068 SF |
| 15-YR PROVIDED SHADE AREA: | 20,821 SF |
| PROVIDED SHADE AREA %: | 43.7% |

## PRELIMINARY SHRUB PLANTING PALETTE

| SHRUB SPECIES BOTANICAL NAME | COMMON NAME | SIZE | WATER USAGE |
|---|---|---|---|
| ARCTOSTAPHYLOS 'JOHN DOURLEY' | LOW GROWING MANZANITA | 5 GAL | LOW |
| FEIJOA SELLOWIANA | PINEAPPLE GUAVA | 5 GAL | LOW |
| GREVILLEA ROSMARINIFOLIA | ROSEMARY GREVILLEA | 5 GAL | LOW |
| HESPERALOE PARVIFLORA | RED YUCCA | 5 GAL | LOW |
| LAVANDULA S. 'OTTO QUAST' | SPANISH LAVENDER | 5 GAL | LOW |
| MUHLENBERGIA RIGENS | DEER GRASS | 5 GAL | LOW |
| NANDINA D. 'NANA' | DWARF HEAVENLY BAMBOO | 5 GAL | LOW |
| OLEA EUROPAEA 'PETITE OLIVE' | DWARF OLIVE | 5 GAL | LOW |
| RHAPHIOLEPIS I. 'CLARA' | WHITE INDIAN HAWTORN | 5 GAL | LOW |
| ROSMARINUS OFFICINALIS 'COLLINGWOOD INGRAM' | DWARF ROSEMARY | 5 GAL | LOW |

| GROUNDCOVER SPECIES BOTANICAL NAME | COMMON NAME | SIZE | WATER USAGE |
|---|---|---|---|
| MYOPORUM PARVIFOLIUM 'PUTAH CREEK' | CREEPING MYOPORUM | 1 GAL | LOW |

**PROPERTY LINE DISCLOSURE:**
THE PROPERTY LINES SHOWN ON THESE PLANS WERE PROVIDED BY MILESTONE ASSOCIATES, INC. AND ARE FOR REFERENCE PURPOSES ONLY AND DO NOT REPRESENT THE ACTUAL PROPERTY LINES. THE ACTUAL PROPERTY LINES CAN ONLY BE ESTABLISHED WITH A BOUNDARY SURVEY. NOTICE IS HEREBY GIVEN THAT THE DEVELOPER/CONTRACTOR AND/OR HIS SUBCONTRACTORS SHALL ACCEPT FULL RESPONSIBILITY FOR THE LAYOUT OF THE PROJECT. LANDSCAPE ARCHITECT WILL NOT ACCEPT LIABILITY FOR ANY OF THE FACILITIES CONSTRUCTED OUTSIDE OF PROPERTY BY OTHERS, BASED UPON THE INFORMATION CONTAINED HEREIN.

0' 10' 20' 30' 40'

N

CALL UNDERGROUND SERVICE ALERT(U.S.A.) TOLL FREE(800) 227-2600 48 HOURS BEFORE EXCAVATING

# CONCEPTUAL LANDSCAPE PLAN

Scale: 1" = 20'-0"