Appendix A:

Plant Palette and Detailed Landscape Plans

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Appendix A: Landscape Plant Palette

Large Accent Trees

Quercus agrifolia – Coast Live Oak
Platanus Mexicana – Mexican Sycamore
Platanus racemosa – California Sycamore

Accent Palms

(30 feet from toe-of-slope and not on slopes)
Phoenix dactylifera – Medjool Date Palm
Washingtonia filifera – California Fan Palm

Street Trees

Cinnamomum camphora – Camphor Tree
Cupaniopsis anacardiodes – Carrotwood
Geijera parviflora – Australian Willow
Ligustrum lucidum – Glossy Privet
Platanus acerifolia – Columbia London Plane Tree
Platanus x. hispanica – Bloodgood London Plane Tree
Podocarpus gracilior – Yew Pine *(not on slope)*
Melaleuca quinquenervia – Cajeput Tree
Melaleuca linarifolia – Flax Leaf Paperbark *(not on slope)*
Quercus ilex – Holly Oak
Ulmus parvifolia – Evergreen Elm

Motor Court Trees

Agonis flexuosa – Peppermint Willow
Arbutus unedo – Strawberry Tree
Callistemon viminalis – Weeping Bottlebrush
Chitalpa x. Tashkenensis – Morning Cloud Chitalpa
Eriobotrya deflexa – Bronze Loquat
Ilex 'Wilsonii' – Wilson Holly
Lagerstroemia x. 'Tuskegee' – Tuskegee Crape Myrtle Lagerstroemia x. 'Natchez' – Natchez Crape Myrtle Ligustrum, Ludicum, or Japonicum – Glossy Privet
Olea e. 'Swan Hill' – Swan Hill Fruitless Olive
Tristaniopsis laurina 'Elegant' – Elegant Brisbane Box

Vertical Backdrop Trees

Acacia stenophylla – Shoestring Acacia
Brachychiton populneus – Bottle Tree
Grevillea robusta – Silk Oak
Lophostemon confertus – Brisbane Box
Koelreuteria paniculata – Panicled Goldenraintree

Screen Trees

Casaurina cunninghamiana – She Oak
Pinus eldarica – Elder Pine
Pinus halepensis – Aleppo Pine

Open Space Slopes and Park Trees

Fremontodendron californicum – Flannelbush
Parkinsonia hybrid – Palo Verde
Pinus pinea – Italian Stone Pine
Platanus acerifolia 'Columbia' – Columbia London Plane Tree
Platanus acerifolia 'Yarwood' – Yarwood London Plane Tree
Platanus Mexicana – Mexican Sycamore
Platanus racemosa – California Sycamore
Populus fremonti – Fremont Poplar
Prosopis hybrids – Mesquite
Prunus ilicifolia – Holly Leaf Cherry
Quercus agrifolia – Coast Live Oak
Quercus suber – Cork oak
Quercus virginiana – Southern Live Oak
Umbellaria californica – California Bay Laurel

Small Accent Trees

Citrus x. meyeri – Meyer Lemon
Fortunella margarita 'Nagami' – Nagami Kumquat
Citrus sinensis – Washington Navel Orange
Pyrus kawakami – Evergreen Pear
Leptospermum scoparium 'Ruby Glow' – Tea Tree Hybirds
Melaleuca nesophila – Pink Powder Puff

Columnar Accent Trees

Cupressus sempervirens 'Tiny Towers'– Dwarf Italian Cypress
Juniperus 'Spartan' – Spartan Juniper
Juniperus c. 'Columnaris' – Green Columnar Juniper
Juniperus torulosa – Hollywood Juniper
Podocarpus gracilor – Column
Podocarpus m. 'Maki' – Maki' Yew Pine
Prunus caroliniana – Bright 'n Tight

Foreground Border Shrubs

Buxus m. Japonica – Green Beauty
Buxus sinica insularis – Korean Boxwood
Carissa macrocarpa 'Green Carpet' – Green Carpet Natal Plum
Carissa g. 'Boxwood Beauty' – Boxed Beauty Natal Plum
Ceanothus griseus horizontalis – Yankee Point California Lilac
Crassula 'Ripple Jade'- Ripple Jade
Crassula argentea 'Pinkie'
Euonymous m. 'Japonica'
Jasminum angularae – South African Jasmine
Myrsine africanus – African Boxwood
Myrtus communis – Common Myrtle
Portulacaria afra 'Minima' and 'Minima Variegata' – Dwarf Elephant Food
Rhaphiolepis 'Clara' – Clara India Hawthorne
Rosmarinus officinalis 'Prostrata' – Prostrate Rosemary
Trachelospermum jasminoides – Star Jasmine

Coastal Sage Scrub *(Natural Open Space)*

Acmispon glaber – Deerweed
Artemisia californica – California sagebrush
Baccharis spp. – Coyote brush
Encelia spp. – California sunflower
Eriogonum fasciculatum – California buckwheat
Eschscholzia californica – California poppy
Festuca microstachys – Small fescue
Isocoma menziesii – Menzie's goldenbush
Lasthenia californica – California goldfield
Lupinus bicolor – Miniature Lupine

Mimulus aurantiacus – Sticky monkey flower
Salvia mellifera – Black sage
Sisyrinchium bellum – Western blue-eyed grass

Mid-ground Accent Shrubs

Aeonium urbicum ' Zwartkop'
Agave 'Moonshine' – Agave Moonshine
Agave 'Blue Glow' – Blue Glow Agave
Aloe cameronii – Starfish Aloe
Aloe camperi – Nubian Aloe
Aloe rudikoppe – Little Gem Aloe
Aloe striada hybrid – Ghost Aloe
Aloe vera (barbardensis) – Large Aloe Vera
Alpinia zerumbet 'variegata' – Shell Ginger
Anigozanthos Bush Ranger, Bush Blaze, or Bush Tango – Dwarf Kangaroo Paw
Anigozanthos spp. – Kangaroo Paw
Bougainvillea sp.– La Jolla Bougainvillea Shrub form
Bulbine frutescens – Orange Stalked Bulbine
Callistemon 'Little John' – Dwarf Bottlebrush
Cistanthe grandiflora – Jazz-time Jade
Cotyledon macrantha –
Crassula 'Pinkie' – Dwarf Jade Plant
Crassula arborescens – Cookie plant
Dietes 'Lemon Drop' – Lemon Drop Fortnight Lily
Dietes 'Orange Drop' – Orange Drop Fortnight Lily
Dietes bicolor – Fortnight Lily
Echeveria 'Sahara'
Euphorbia tirucalli – Fire Sticks
Justica brandegeana – Shrimp Plant
Lavandula s. 'Regal Splendor' – Regal Splendor Lavender
Lavandula s. 'Winter Bee' – Winter Bee Spanish Lavender
Lavandula stoechas – Spanish Lavender
Nandina 'Gulfstream' and other cvs. – Heavenly Bamboo
Philodendron xanadu
Pyrocantha coccinea – Santa Cruz, Kazan, or Lowboy
Rhaphiolepis 'Ballerina' – Ballerina Indian Hawthorn
Rhaphiolepis 'Clara' – Clara Indian Hawthorn

Rhaphiolepis ‘Springtime’ – Springtime Indian Hawthorn
Rhaphiolepis ovata – Dwarf Yeddo Hawthorn
Saliva clevelandii – Cleveland Sage

Backdrop Shrubs

Pittosporum tobira ‘Variegata’ – Variegated Mockorange
Arbutus unedo ‘Elfin King’ – Elfin King Arbutus
Ligustrum ‘Texanum’ – Privet
Eleagnus pungens – Silverberry
Heteromeles arbutifolia – Toyon
Prunus caroliniana – Carolina Cherry
Prunus caroliniana – Bright 'n Tight
Rosmarinus officinalis – Tuscan Blue Rosemary
Viburnum tinus – Spring Bouquet Viburnum Espalier
Calliandra haematocephala – Pink Powder Puff
Camellia japonica – Professor Sargent Camellia
Camellia sasanqua ‘Yuletide’ – Yuletide Camellia
Magnolia grandiflora Little Gem – Dwarf Southern Magnolia
Podocarpus gracilior – Fern Podocarpus
Rhaphiolepis ‘Majestic Beauty’ – Majestic Beauty Indian Hawthorn
Tecomaria capensis – Cape Honeysuckle

Background Slope Shrubs

Acacia ‘Desert Carpet’ – Prostrate Acacia
Ceanothus ‘Dark Star’ – Dark Star California Lilac
Ceanothus ‘Frosty Blue’ – Frosty Blue California Lilac
Ceanothus ‘Joyce Coulter’ – Joyce Coulter California Lilac
Comarostaphyluss diversifolius – Summer Holly
Duranta repens – Sapphire Showers
Eleagnus pungens – Silverberry
Heteromeles arbutifolia – Toyon
Mahonia ‘Golden Abundance’ – Golden Abundance Oregon Grape
Malosma laurina – Laurel Sumac
Rhamnus californica ‘Salt Point’ – Coffeeberry
Rhaphiolepis ‘Majestic Beauty’ – Majestic Beauty Indian Hawthorn
Rhaphiolepis umbellata – Yeddo Hawthorn
Rhus integrifolia – Lemonadeberry

Rhus ovata – Sugarbush
Westringia fruticosa 'Morning Light' – Coast Rosemary

Ground Covers

Crassula multicava – Fairy Crassula
Jasminum angularae – South African Jasmine
Portulacaria afra 'Minima' – Dwarf Elephant Food
Trachelospermum jasminoides – Star Jasmine

Vines

Bougainvillea 'Orange King'
Calliandra haematocephala – Pink Powder Puff
Distictus buccinatoria - Orange Trumpet Vine
Grewia occidentalis – Lavender Starflower
Hardenbergia violacea – Purple Vine Lilac
Jasminum angulare – South African Jasmine
Lonicera hildebrandiana and japonica – Giant Burmese Honeysuckle
Macfadyena unguis-cati - Cat's Claw Vine
Pyrostegia venusta – Flame Vine
Tecomaria capensis – Cape Honeysuckle
Trachelosperum jasminoidies – Star Jasmine
Vitis cvs – Grapevine

Grasses and Sedges

Carex divulsa – Berkeley Meadow Sedge
Carex praegracilis – California Field Sedge
Leymus triticoides – Beardless Wild Rye
Leymus condensatus 'Canyon Prince' – Canyon Prince Wild Rye
Aristida purpurea – Purple Three Awn
Festuca rubra 'Molate Blue' – Molate Blue Fescue
Festuca rubra 'Siskiyou Blue' – Siskyou Blue Fescue
Festuca longifolia – Hard Fescue
Festuca mairei – Altas Blue Fescue
Pennisetum spathiolatum – Slender Veldt Grass
Pennisetum messiacum 'Tall Tails' – Tall Tails Fountain Grass
Pennisetum messiacum 'Red Bunny Tails' – Red Bunny Tails Fountain Grass

CALATLANTIC GROUP
RANCHO LA HABRA
LA HABRA, CA
VESTING TENTATIVE TRACT NO. 17845
COMMUNITY PLANTING PLANS - PA 1 AND PA 5

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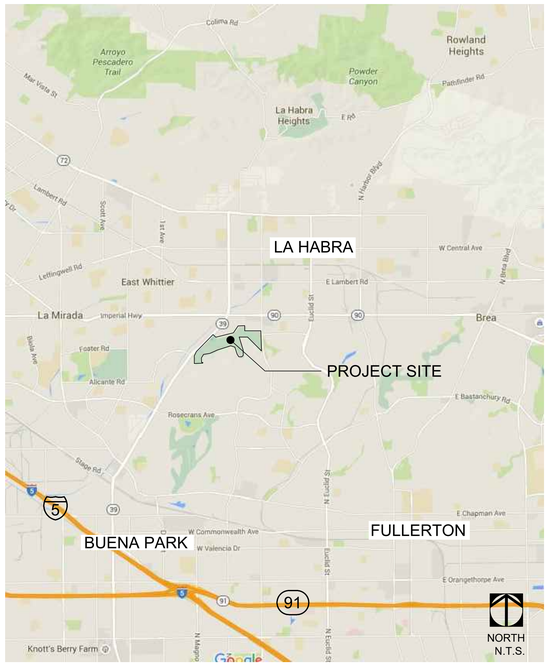
ABBREVIATIONS

PA	PLANTING AREA
TP	TOP OF PILASTER
TF	TOP OF FENCE
TW	TOP OF WALL
FS	FINISH SURFACE
FG	FINISH GRADE
BC	BACK OF CURB
FC	FACE OF CURB
HP	HIGH POINT
NIC	NOT IN CONTRACT
TYP	TYPICAL
	FLOW LINE 2% MIN.
	SHEET FLOW 2% MIN.

SUBMITTAL LOG

SUBMITTAL	DATE
DESIGN DEVELOPMENT	09-15-2016
DESIGN DEVELOPMENT	11-10-2017

VICINITY MAP



GENERAL NOTES:

GENERAL NOTES - STANDARD PLANS

1. THE LANDSCAPE DESIGN SHOWN WITHIN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE WITH THE ONGOING COLLABORATION OF CALATLANTIC GROUP, THE CITY OF LA HABRA, AND THE RANCHO LA HABRA DESIGN TEAM.

SHEET INDEX

SHEET	TITLE	REVISION	DATE	SHEET	TITLE	REVISION	DATE
L.0.000	TITLE SHEET						
L.0.101	OVERALL KEY MAP						
L.4.000	PLANTING SCHEDULE						
L.4.001	PLANTING NOTES						
L.4.101	OVERALL PLANTING PLAN						
L.4.102	OVERALL PLANTING PLAN						
L.4.103	OVERALL PLANTING PLAN						
L.4.104	OVERALL PLANTING PLAN						
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L.4.106	PLANTING ENLARGEMENTS - MULTI-FAMILY						
L.4.107	PLANTING ENLARGEMENTS - MULTI-FAMILY RECREATION						
L.4.108	PLANTING ENLARGEMENTS - COMMERCIAL						
L.4.301	PLANTING DETAILS						

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CALATLANTIC GROUP
COMMUNITY PLANTING PLANS

DESIGN DEVELOPMENT PLANS

DESCRIPTION	DATE

JOB NUMBER:	1730227
ISSUE DATE:	11-10-17
DRAWN BY:	TW, SC, CF, AH
CHECKED BY:	DS

TITLE
TITLE SHEET

SHEET
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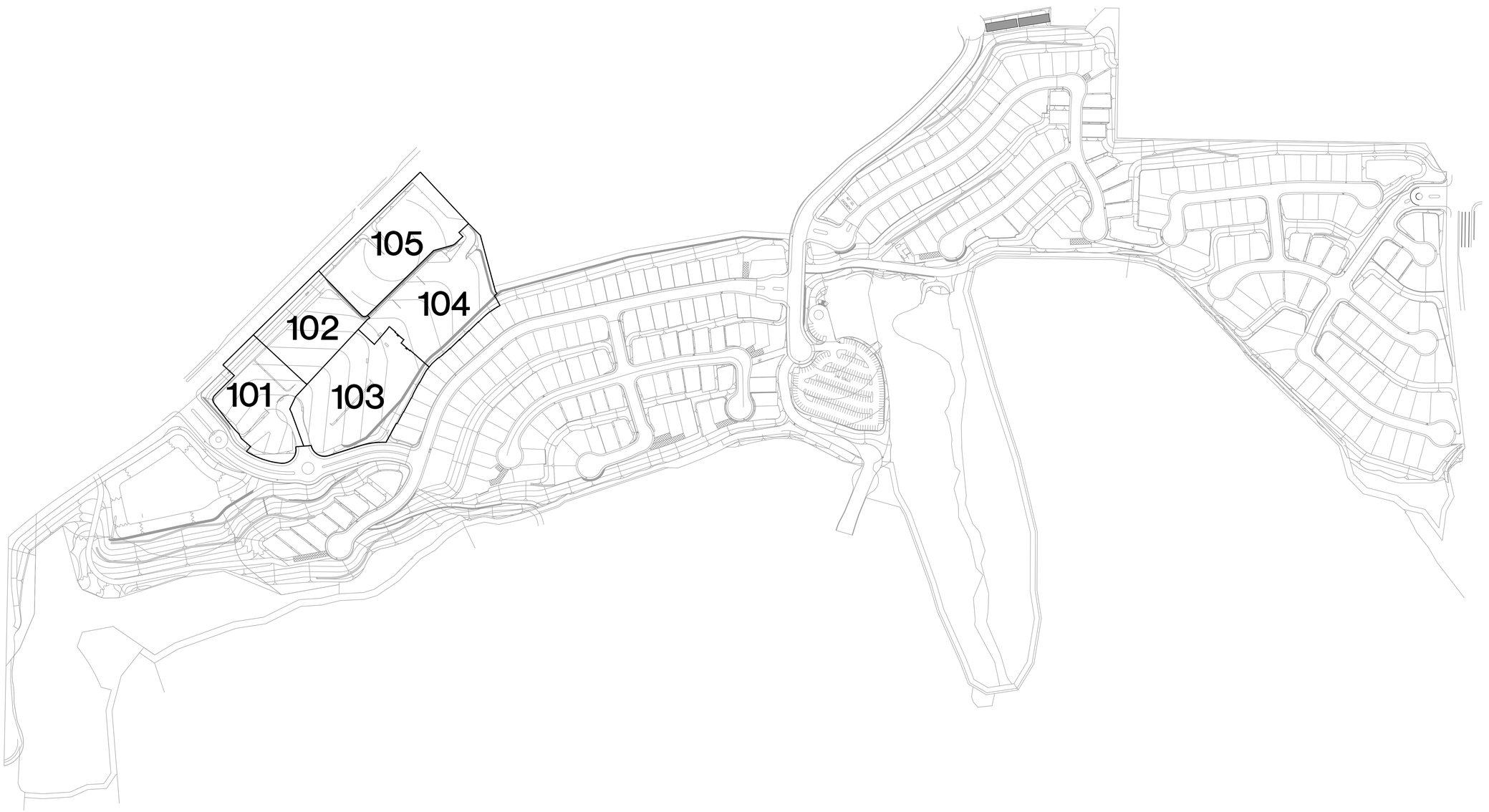

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PROJECT

RANCHO LA HABRA - PA1 AND PA5
VESTING TENTATIVE
TRACT NO. 17845
CALATLANTIC GROUP

COMMUNITY PLANTING PLANS

DATE	DESCRIPTION	DATE	DESCRIPTION

DESIGN DEVELOPMENT PLANS

JOB NUMBER:	1730227
ISSUE DATE:	11-10-17
DRAWN BY:	TW, SC, CF, AH
CHECKED BY:	DS

TITLE

OVERALL KEY MAP

SHEET

L.0.101

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MASTER LANDSCAPE SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	O.C. SPACING	QUANTITY	REMARKS
TREES						
	AFROCARPUS GRACILIOR	YEW PINE	24" BOX OR PER PLAN		0	
	ARBUTUS UNEDO	STRAWBERRY TREE	24" BOX OR PER PLAN		11	
	CHITALPA X TASHKENTENSIS	MORNING CLOUD CHITALPA	24" BOX OR PER PLAN		6	
	CINNAMOMUM CAMPHORA	CAMPHOR TREE	24" BOX OR PER PLAN		0	
	CUPANIOPSIS ANACARDIOIDES	CARROTWOOD	24" BOX OR PER PLAN		0	
	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	24" BOX OR PER PLAN		0	
	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	24" BOX OR PER PLAN		0	
	LIGUSTRUM LUCIDUM	GLOSSY PRIVET	24" BOX OR PER PLAN		17	
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX OR PER PLAN		43	
	MELALEUCA LINARIFOLIA	FLAX LEAF PAPERBARK	24" BOX OR PER PLAN		0	
	MELALEUCA QUINQUENERVIA	CAJEPUT TREE	24" BOX OR PER PLAN		0	
	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL OLIVE TREE	18' X 18' FIELD DUG		0	
	PHEONIX DACTYLIFERA 'MEDJOOL'	MEDJOOL DATE PALM	24" BOX OR PER PLAN		6	
	PINUS BRUTIA VAR. ELDARICA	AFGHAN PINE	24" BOX OR PER PLAN		19	
	PLATANUS x. ACERIFOLIA 'YARWOOD'	YARWOOD LONDON PLANE TREE	24" BOX OR PER PLAN		2	
	PLATANUS x. ACERIFOLIA 'COLUMBIA'	COLUMBIA LONDON PLANE TREE	24" BOX OR PER PLAN		31	
	PLATANUS x. HISPANICA 'BLOODGOLD'	BLOODGOOD LONDON PLANE TREE	24" BOX OR PER PLAN		11	
	PLATANUS MEXICANA	MEXICAN SYCAMORE	24" BOX OR PER PLAN		0	
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	24" BOX OR PER PLAN		0	
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX OR PER PLAN		10	
	QUERCUS ILEX	HOLLY OAK	24" BOX OR PER PLAN		0	
	QUERCUS SUBER	CORK OAK	24" BOX OR PER PLAN		2	
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	24" BOX OR PER PLAN		0	
	SAMBUCUS MEXICANA	MEXICAN ELDERBERRY	24" BOX OR PER PLAN	20'-0" O.C. OR AS SHOWN ON PLAN	0	
	SALIX EXIGUA	NARROWLEAF WILLOW	24" BOX OR PER PLAN	20'-0" O.C. OR AS SHOWN ON PLAN	0	
	SALIX GOODDINGII	GOODDINGS WILLOW	24" BOX OR PER PLAN	20'-0" O.C. OR AS SHOWN ON PLAN	0	
	SALIX LAEVIGATA	RED WILLOW	24" BOX OR PER PLAN	20'-0" O.C. OR AS SHOWN ON PLAN	0	
	SALIX LASIOLEPIS	ARROYO WILLOW	24" BOX OR PER PLAN	20'-0" O.C. OR AS SHOWN ON PLAN	0	
	SALIX LUCIDA	SHINING WILLOW	24" BOX OR PER PLAN	20'-0" O.C. OR AS SHOWN ON PLAN	0	
	UMBELLULARIA CALIFORNICA	CALIFORNIA BAY TREE	24" BOX OR PER PLAN		3	
SHRUBS AND GROUNDCOVERS						
	ACACIA REDOLENS 'DESERT CARPET'	PROSTRATE ACACIA	1 GAL	8'-0" O.C.	PER ENLARGEMENT	
	ACMISPON GLABER	DEERWEED	1 GAL	2'-0" O.C.	PER ENLARGEMENT	
	AGAVE AMERICANA	CENTURY PLANT	15 GAL	8'-0" O.C. OR AS SHOWN ON PLAN	PER ENLARGEMENT	
	ALOE ARBORESCENS	TORCH ALOE	5 GAL	5'-0" O.C. OR AS SHOWN ON PLAN	PER ENLARGEMENT	
	ALOE BARBADENSIS	ALOE VERA	5 GAL	2'-0" O.C.	PER ENLARGEMENT	
	ALOE CAMERONII	STARFISH ALOE	5 GAL	2'-0" O.C.	PER ENLARGEMENT	
	ARISTIDA PURPUREA	PURPLE THREE AWN	2" POTS	1'-6" O.C.	PER ENLARGEMENT	
	BACCHARIS CONSANGUINEA	COYOTE BRUSH	1 GAL	8'-0" O.C.	PER ENLARGEMENT	
	BACCHARIS PILULARIS 'PIGEON POINT'	DWARF COYOTE BRUSH	1 GAL	8'-0" O.C.	PER ENLARGEMENT	
	BACCHARIS SALICIFOLIA	MULE FAT	1 GAL	15'-0" O.C.	PER ENLARGEMENT	
	BACCHARIS 'STARN'	STARN COYOTE BRUSH	1 GAL	5'-0" O.C.	PER ENLARGEMENT	
	CAREX DIVULSA	BERKELEY SEDGE	1 GAL	2'-6" O.C.	PER ENLARGEMENT	
	CAREX PRAEGRACILIS	CALIFORNIA FIELD GRASS	1 GAL	2'-6" O.C.	PER ENLARGEMENT	
	CEANOTHUS 'FROSTY BLUE'	FROSTY BLUE CALIFORNIA LILAC	15 GAL	15'-0" O.C.	PER ENLARGEMENT	
	CEANOTHUS 'JOYCE COULTER'	JOYCE COULTER CEANOTHUS	5 GAL	6'-0" O.C.	PER ENLARGEMENT	
	CEANOTHUS THYRSIFLORUS VAR. GRISEUS 'YANKEE POINT'	YANKEE POINT CEANOTHUS	1 GAL	8'-0" O.C.	PER ENLARGEMENT	
	CISTANTHE GRANDIFLORA	ROCK PURSLANE	5 GAL	3'-0" O.C.	PER ENLARGEMENT	
	CRASSULA MULTICAVA	FAIRY CRASSULA	1 GAL	1'-6" O.C.	PER ENLARGEMENT	
	CRASSULA OVATA	JADE PLANT	5 GAL	3'-0" O.C.	PER ENLARGEMENT	
	CRASSULA OVATA 'GOLLOM'	GOLLOM JADE	5 GAL	2'-0" O.C.	PER ENLARGEMENT	
	CRASSULA OVATA 'HUMMEL'S SUNSET'	GOLDEN JADE	5 GAL	2'-6" O.C.	PER ENLARGEMENT	
	CRASSULA OVATA 'PINK BEAUTY'	PINK JADE PLANT	5 GAL	3'-0" O.C.	PER ENLARGEMENT	
	CRASSULA RIPPLE	RIPPLE JADE	5 GAL	1'-0" O.C. OR AS SHOWN ON POT PLAN	PER ENLARGEMENT	
	ELAEAGNUS PUNGENS	FRUITLAND SILVERBERRY	15 GAL	6'-0" O.C.	PER ENLARGEMENT	
	ENCELIA CALIFORNICA	COAST SUNFLOWER	1 GAL	3'-0" O.C.	PER ENLARGEMENT	
	ERIOGONUM FASCICULATUM	CALIFORNIA BUCKWHEAT	1 GAL	2'-0" O.C.	PER ENLARGEMENT	
	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	1 GAL	5'-0" O.C.	PER ENLARGEMENT	
	FESTUCA LONGIFOLIA	HARD FESCUE	2" ROSE POTS OR SEED MIX	1'-0" O.C.	PER ENLARGEMENT	
	FESTUCA MAIREI	ATLAS FESCUE	2" ROSE POTS	2'-6" O.C.	PER ENLARGEMENT	
	FESTUCA MICROSTACHYS	SMALL FESCUE	2" POTS	1'-0" O.C.	PER ENLARGEMENT	
	FESTUCA RUBRA	RED FESCUE	2" ROSE POTS OR SEED MIX	1'-0" O.C.	PER ENLARGEMENT	
	FESTUCA RUBRA 'MOLATE'	CREEPING RED FESCUE	2" ROSE POTS OR SEED MIX	1'-0" O.C.	PER ENLARGEMENT	
	FESTUCA 'SISKIYOU BLUE'	SISKIYOU BLUE FESCUE	2" ROSE POTS OR SEED MIX	1'-0" O.C.	PER ENLARGEMENT	
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	5'-0" O.C.	PER ENLARGEMENT	
	HETEROMELES ARBUTIFOLIA	TOYON	1 GAL	8'-0" O.C.	PER ENLARGEMENT	
	ISOCOMA MENZIESII	MENZIE'S GOLDENBRUSH	SEED ONLY	N/A	PER ENLARGEMENT	
	JUNCUS EFFUSUS	COMMON RUSH	1 GAL	8'-0" O.C.	PER ENLARGEMENT	
	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL	4'-0" O.C.	PER ENLARGEMENT	
	JUNCUS TEXTILIS	BASKET RUSH	1 GAL	6'-0" O.C.	PER ENLARGEMENT	
	LANTANA MONTEVIDENSIS	TRAILING LANTANA	5 GAL	5'-0" O.C.	PER ENLARGEMENT	
	LASTHENIA CALIFORNICA	CALIFORNIA GOLDFIELD	SEED ONLY	N/A	PER ENLARGEMENT	
	LEYMUS CONDENSATUS 'CANYON PRINCE'	CANYON PRINCE GIANT WILD RYE	1 GAL	4'-0" O.C.	PER ENLARGEMENT	
	LEYMUS TRITICOIDES	CREEPING WILD RYE	2" ROSE POTS	2'-0" O.C.	PER ENLARGEMENT	
	LUPINUS BICOLOR	MINIATURE LUPINE	1 GAL	2'-0" O.C.	PER ENLARGEMENT	
	MAHONIA AQUIFOLIUM	OREGON GRAPE	5 GAL	8'-0" O.C. OR AS SHOWN ON PLAN	PER ENLARGEMENT	
	MIMULUS AURANTIACUS	STICKY MONKEY FLOWER	1 GAL	3'-0" O.C.	PER ENLARGEMENT	
	MUHLENBERGIA CAPILLARIS	PINK MUHLYGRASS	1 GAL	3'-0" O.C.	PER ENLARGEMENT	
	MUHLENBERGIA LINDHEIMERI	LINDHEIMER'S MUHLY	1 GAL	5'-0" O.C.	PER ENLARGEMENT	
	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	5'-0" O.C.	PER ENLARGEMENT	
	PENNISETUM ORIENTALE 'TALL TAILS'	TALL TAIL FOUNTAIN GRASS	1 GAL	3'-0" O.C.	PER ENLARGEMENT	
	PENNISETUM SPATHIOLATUM	SLENDER VELDT GRASS	2" ROSE POTS	2'-0" O.C.	PER ENLARGEMENT	
	PORTULACARIA AFRA 'MINIMA'	DWARF ELEPHANT FOOD	5 GAL	3'-0" O.C.	PER ENLARGEMENT	
	RHAMUS CALIFORNICA 'EVE CASE'	COFFEEBERRY	1 GAL	6'-0" O.C.	PER ENLARGEMENT	
	RHUS INTEGRIFOLIA	LEMONADE BERRY	1 GAL	8'-0" O.C.	PER ENLARGEMENT	
	SALVIA 'ALLEN CHICKERING'	ALLEN CHICKERING SAGE	1 GAL	5'-0" O.C.	PER ENLARGEMENT	
	SALVIA 'BEE'S BLISS'	BEE'S BLISS SAGE	1 GAL	5'-0" O.C.	PER ENLARGEMENT	
	SALVIA CHAMAEDRYOIDES	GERMANDER SAGE	1 GAL	3'-0" O.C.	PER ENLARGEMENT	
	SALVIA CLEVELANDII	BLUE SAGE	1 GAL	5'-0" O.C.	PER ENLARGEMENT	
	SALVIA MELLIFERA	BLACK SAGE	1 GAL	5'-0" O.C.	PER ENLARGEMENT	
	SENECIO SERPENS	BLUE CHALKSTICKS	1 GAL	1'-0" O.C.	PER ENLARGEMENT	
	SISYRINCHIUM BELLUM	WESTERN BLUE-EYED GRASS	1 GAL	2'-0" O.C.	PER ENLARGEMENT	
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GAL	1'-6" O.C.	PER ENLARGEMENT	
	TURF	TURF	SODDED TURF	N/A	PER ENLARGEMENT	
	EXISTING SLOPE PLANTING TO REMAIN				PER ENLARGEMENT	
	EXISTING SLOPE FIRE FUEL MOD				PER ENLARGEMENT	
VINES					PER ENLARGEMENT	
	GREWIA OCCIDENTALIS	LAVENDER STAR FLOWER	15 GAL		PER ENLARGEMENT	
	HARDENBERGIA VIOLACEA 'HAPPY WANDERER'	PURPLE VINE LILAC	15 GAL		PER ENLARGEMENT	
	LONICERA HILDEBRANDIANA	GIANT BURMESE HONEYSUCKLE	15 GAL		PER ENLARGEMENT	
	MACFADYENA UNGUIS CATI	CATS CLAW VINE	15 GAL		PER ENLARGEMENT	
	DISTICTIS BUCCINATORIA	BLOOD RED TRUMPET VINE	15 GAL		PER ENLARGEMENT	

BrightView Design Group

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REGISTERED LANDSCAPE ARCHITECT DAVID S. SELLERS 5646 STATE OF CALIFORNIA Signature Date 10-30-18 Expires

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RANCHO LA HABRA - PA1 AND PA5
VESTING TENTATIVE
TRACT NO. 17845
CALATLANTIC GROUP

COMMUNITY PLANTING PLANS

PROJECT

DESCRIPTION	DATE
DESCRIPTION	DATE

DESIGN DEVELOPMENT PLANS

JOB NUMBER:	1730227
ISSUE DATE:	11-10-17
DRAWN BY:	TW, SC, CF, AH
CHECKED BY:	DS

TITLE

PLANTING SCHEDULE

SHEET

L.4.000

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I. **CONTRACTOR'S LANDSCAPE WORK RESPONSIBILITIES:**

A. **SCOPE OF WORK**: THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, TRANSPORTATION AND SERVICES NECESSARY TO FURNISH AND INSTALL ALL CONSTRUCTION ELEMENTS AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN.

B. **CONFORMANCE**: ALL PLANTING WORK SHALL CONFORM TO APPLICABLE LOCAL, COUNTY AND/OR STATE CODES, REGULATIONS AND RULES, INCLUDING BUT NOT LIMITED TO THE 2013 CALIFORNIA BUILDING CODE.

C. **LICENSE**: ALL WORK SHALL BE PERFORMED BY A C-27 CALIFORNIA LICENSED CONTRACTOR.

D. PE**RMITS AND INSPECTIONS**: THE CONTRACTOR SHALL OBTAIN, COORDINATE AND PAY FOR ANY AND ALL PERMITS, FEES AND AGENCY INSPECTIONS AS REQUIRED.

E. **INSURANCE:** THE CONTRACTOR SHALL CARRY ALL WORKMEN'S COMPENSATION, PUBLIC LIABILITY AND PROPERTY DAMAGE INSURANCE AS REQUIRED BY ALL APPLICABLE CODES, REGULATIONS AND BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

F. **SITE VERIFICATION:** PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL VERIFY, AT THE JOB SITE, ALL CONDITIONS AND DIMENSIONS SHOWN ON THE PLANS AFFECTING THE INTENDED DESIGN OF THE LANDSCAPE WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY.

G. **LIABLE FOR ENCROACHMENT**: THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ENCROACHMENT ONTO ADJACENT PROPERTY, RIGHT-OF-WAYS, EASEMENTS, SET-BACKS OR ANY OTHER LEGAL PROPERTY RESTRICTIONS EITHER MARKED OR UNMARKED.

H. **COORDINATION OF ACTIVITIES:** THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF HIS ACTIVITIES WITH ALL OTHER TRADES.

I. **FIELD STAKING**: PRIOR TO INSTALLATION, THE CONTRACTOR SHALL LOCATE BY STAKES, OR OTHER MEANS, ALL CONTAINER TREES, SHRUBS AND VINE LOCATIONS AND HEADER BOARD/MOW CURB LAYOUT.

J. **NOTIFICATION OF DISCREPANCIES**: ANY DISCREPANCIES BETWEEN THE FIELD CONDITIONS AND THE CONTRACT DOCUMENTS AND/OR THE DESIGN INTENT AFFECTING THE SUCCESSFUL COMPLETION AND COST OF THE PROJECT SHALL BE REPORTED TO THE OWNER'S AUTHORIZED REPRESENTATIVE AND RESOLVED BY THE DESIGN/BUILD TEAM.

K. **LIABLE FOR DAMAGE**: THE CONTRACTOR SHALL BE LIABLE FOR DAMAGE TO ALL UTILITIES, CONSTRUCTION, IRRIGATION AND PLANTING ELEMENTS, EXISTING OR NEW, THAT HAVE BEEN MARKED BY USA ALERT OR LOCATED AND IDENTIFIED AS EXISTING, AND SHALL REPAIR OR REPLACE ANY DAMAGED IMPROVEMENTS IN A MANNER ACCEPTABLE TO THE OWNER'S AUTHORIZED REPRESENTATIVE.

L. **LIABLE FOR LOSS**: THE CONTRACTOR SHALL BE RESPONSIBLE AND LIABLE FOR ANY LOSS TO HIS EQUIPMENT, PARTS AND MATERIALS ON THIS PROJECT UNTIL COMPLETION AND ACCEPTANCE OF THE JOB IN WRITING BY THE OWNER'S AUTHORIZED REPRESENTATIVE

M. **WRITTEN GUARANTEE:** ALL WORK SHALL BE GUARANTEED BY CONTRACTOR AS TO THE MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FOLLOWING THE DATE OF FINAL ACCEPTANCE OF PROJECT. THE CONTRACTOR SHALL PROVIDE A WRITTEN GUARANTEE ON HIS LETTERHEAD AT THE TIME OF THE FINAL INSPECTION.

N. **WRITTEN CERTIFICATION:** THE CONTRACTOR SHALL PROVIDE A WRITTEN CERTIFICATION THAT THE CONSTRUCTION WORK IS INSTALLED IN FULL COMPLIANCE WITH THE CONTRACT DOCUMENTS. ANY APPROVED SUBSTITUTIONS OR DEVIATIONS FROM THE PLANS OR SPECIFICATIONS SHALL BE NOTED. THIS CERTIFICATION SHALL BE ON THE CONTRACTOR LETTERHEAD WITH HIS SIGNATURE AND CALIFORNIA CONTRACTOR'S LICENSE NUMBER.

0. **PLANT MATERIALS APPROVAL:** THE CONTRACTOR SHALL, WITHIN FIFTEEN (15) WORKING DAYS FOLLOWING AWARD OF CONTRACT, SUBMIT TO THE OWNER AND LANDSCAPE ARCHITECT A COMPLETE LIST OF REQUIRED CONTAINER AND FLATTED GROUNDCOVER MATERIAL. THE LIST SHALL INCLUDE EACH TREE, SHRUB AND GROUNDCOVER; THEIR BOTANICAL AND COMMON NAME; EACH REQUIRED QUANTITY AND SIZE; THEIR NURSERY SOURCE LOCATIONS AND NURSERY SALES PERSON TO CONTACT; THEIR SPECIFICATIONS AS TO HEIGHT, SPREAD AND TRUNK CALIPER AT ONE FOOT (1') ABOVE GRADE (FOR TREES). A REPRESENTATIVE PHOTO OF EACH REQUIRED TREE SHALL ACCOMPANY THE SUBMITTAL.

P. **STATE CIVIL CODE TITLE 7**: TO THE EXTENT THAT THIS PROJECT IS GOVERNED BY TITLE 7 OF THE STATE CIVIL CODE, THE CONTRACTOR SHALL CONFORM WITH THE FUNCTIONALITY REQUIREMENT OF TITLE 7 OF THE CIVIL CODE.

II. **OWNER'S LANDSCAPE WORK RESPONSIBILITIES:**

A. **LANDSCAPE RESPONSIBILITIES:** THE OWNER WILL BE DIRECTLY RESPONSIBLE FOR ALL ASPECTS OF CONSTRUCTION INCLUDING ALL LANDSCAPE INSPECTIONS. ALL FIELD MEETINGS SHALL BE INITIATED BY THE CONTRACTOR AND COORDINATED WITH THE OWNER'S AUTHORIZED REPRESENTATIVE. CONTRACTOR SHALL BE IN A SUPPORT OBSERVATION ROLE TO THE OWNER PROVIDING INTERPRETIVE ADVICE ONLY IN ACCORDANCE WITH THE OBSERVATION SCHEDULE AS NOTED.

B. **DETERMINING LEGAL AND PHYSICAL ELEMENTS:** OWNER SHALL BE RESPONSIBLE FOR DETERMINING PROPERTY LINES, RIGHT-OF-WAYS, TRACT BOUNDARIES, GRADES, EASEMENTS, UTILITY LOCATIONS (ABOVE AND BELOW GRADE) ANY OTHER LEGAL OR PHYSICAL ELEMENTS, AS REQUIRED, FOR THE SUCCESSFUL COMPLETION OF THE WORK. CONTRACTOR SHALL NOT BE PERMITTED TO PROCEED WITH ANY WORK WITHOUT DETERMINATION OF THE ABOVE INFORMATION.

C. **ROUGH GRADE:** OWNER SHALL PROVIDE ROUGH GRADE TO WITHIN 1/10TH OF ONE FOOT OF FINISH GRADE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FINISH GRADE AND DRAINAGE OF ALL CONSTRUCTION ELEMENTS AT SPECIFIED GRADIENT.

D. **SITE DISCREPANCIES:** ALL DISCREPANCIES IN SITE CONDITIONS, DRAWINGS OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IT IS THE OWNER'S RESPONSIBILITY TO CONSULT THE CONTRACTOR PRIOR TO ANY FURTHER WORK IN THAT AREA. ANY UNREPORTED DISCREPANCY AND CONTINUED WORK WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER'S AUTHORIZED REPRESENTATIVE SHALL BE AT THE CONTRACTOR'S RISK AND EXPENSE.

III. **REQUIRED FIELD OBSERVATION WORK:**

A. **REQUIRED FIELD OBSERVATION WORK:** THESE PLANS WERE PREPARED WITH THE UNDERSTANDING THAT THE OWNER OF SAID PLANS WILL USE BRIGHTVIEW DESIGN GROUP TO PROVIDE 'FULL' CONTRACT SERVICES INCLUDING FIELD OBSERVATION SERVICES DURING CONSTRUCTION. FAILURE TO USE BRIGHTVIEW DESIGN GROUP TO PROVIDE AND COMPLETE THE FIELD OBSERVATION SERVICES SET FORTH HEREIN WILL SIGNIFICANTLY INCREASE THE RISK OF LOSS RESULTING, AMONG OTHER CAUSES, FROM MISINTERPRETATION OF THE INTENT OF THE DESIGN, UNAUTHORIZED MODIFICATIONS THERETO, AND FAILURE TO DETECT ERRORS AND OMISSIONS IN THE PLANS AND SPECIFICATIONS BEFORE THEY BECOME COSTLY MISTAKES BUILT INTO THE PROJECT. THEREFORE, IN THE EVENT THAT BRIGHTVIEW DESIGN GROUP IS OTHERWISE PRECLUDED FROM COMPLETING THE FIELD OBSERVATION SERVICES SET FORTH HEREIN, THE OWNER, OR SUBSEQUENT OWNER (INDIVIDUALS OR CORPORATIONS WHO HAVE PURCHASED THESE PLANS WITH THE PROJECT), AGREES TO HOLD HARMLESS, INDEMNIFY, AND DEFEND BRIGHTVIEW DESIGN GROUP AND THEIR CONSULTANTS FROM AND AGAINST ANY AND ALL CLAIMS.

IV. **LANDSCAPE ARCHITECT'S LANDSCAPE FIELD OBSERVATION SCHEDULE:**

I. **FIELD OBSERVATION COORDINATION:** THE FOLLOWING OBSERVATIONS SHALL BE INITIATED BY CONTRACTOR AND COORDINATED THROUGH THE OWNER'S AUTHORIZED REPRESENTATIVE. THE CONTRACTOR SHALL NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE NOT LESS THAN FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY OBSERVATION. CONTINUED WORK WITHOUT OBSERVATION OF THESE PHASES OF WORK IS AT THE CONTRACTOR RISK, WITH ANY REQUIRED CHANGE OR MODIFICATIONS AT THE CONTRACTOR EXPENSE.

J. **CONTRACTOR ORIENTATION/PRE-CONSTRUCTION MEETING:** THIS MEETING SHALL BE CONDUCTED TO DISCUSS THE SPECIFICATIONS, POSSIBLE DISCREPANCIES, SITE CONDITIONS AND OTHER ASPECTS OF THE PROJECT CONSTRUCTION WORK SUCH AS PERSONNEL, SCHEDULE AND REQUIREMENTS FOR STARTING WORK.

K. **WEED ABATEMENT:** THIS OBSERVATION SHALL BE PERFORMED AFTER THE WEED ABATEMENT CYCLE HAS BEEN COMPLETED TO REVIEW THE DEGREE OF WEED KILL.

L. **PLANT MATERIAL APPROVAL, LAYOUT AND FINE GRADE OBSERVATION:** THIS OBSERVATION VISIT SHALL BE PERFORMED AFTER PLACEMENT OR STAKING IN THE FIELD OF ALL PLANT MATERIALS PER THE PLANS. CONTAINER PLANTS SHALL BE PLACED ON SITE. BOXED SPECIMENS SHALL BE STAKED AS TO LOCATION.

M. **PROGRESS/INSTALLATION INSPECTIONS:** PERIODIC INSPECTIONS SHALL BE PERFORMED BY THE OWNER'S AUTHORIZED REPRESENTATIVE DURING CONSTRUCTION OPERATIONS TO ENSURE CONFORMANCE TO PLANS AND SPECIFICATIONS.

N. **PLANT MATERIAL/HYDROSEED/PRE-MAINTENANCE OBSERVATION:** THIS OBSERVATION WILL BE PERFORMED TO REVIEW ALL WORK UNDER THE CONTRACT FOR COMPLETENESS. SCHEDULING SHALL COINCIDE WITH ANY HYDROSEEDING WORK TO BE PERFORMED UNDER THIS CONTRACT.

O. **MAINTENANCE OBSERVATIONS:** THESE OBSERVATION VISITS SHALL BE PERFORMED AT THE END OF EACH THIRTY (30) DAY INTERVAL OF THE MAINTENANCE PERIOD TO ENSURE CONFORMANCE WITH THE MAINTENANCE SPECIFICATIONS.

P. **FINAL OBSERVATION/PROJECT SUBSTANTIAL CONFORMANCE:** THIS OBSERVATION VISIT WILL BE PERFORMED TO REVIEW ALL ASPECTS OF THE CONTRACTED WORK PRIOR TO RELEASING THE PROJECT TO THE OWNER.

V. **SCOPE OF LANDSCAPE WORK:**

A. **BASE SHEETS:** BASE SHEETS WERE DERIVED FROM BASE DATA:

PREPARED BY: HUNSAKER & ASSOCIATES
TITLE: VESTING TENTATIVE TRACT NO. 17845
DATED: 03-29-2016 REVISED: XX-XX-XXXX

B. **HORTICULTURAL SOILS REPORT:**

PREPARED BY: PENDING
TITLE: PENDING
DATED: REVISED:

C. **GENERAL PLANTING NOTES:**

1. **SITE PREPARATION**: PRIOR TO PROCEEDING WITH ANY WORK UNDER THIS CONTRACT, THE CONTRACTOR SHALL REMOVE ALL ROCKS, WEEDS, DEBRIS, AND OTHER EXTRANEOUS MATERIAL FROM THE JOB SITE AND DISPOSE OF IT OFF-SITE IN A SUITABLE AND LAWFUL MANNER.
2. **PLANTING AREAS:** UPON COMPLETION OF ALL IRRIGATION WORK, ALL PLANTING AREAS SHALL BE SPRAYED WITH A SYSTEMIC HERBICIDE; CLEARED AND GRUBBED OF SURFACE WEED GROWTH; AND SHALL BE WEED FREE PRIOR TO PROCEEDING WITH ANY PLANTING WORK.
3. **FINISH GRADE:** THE CONTRACTOR SHALL ESTABLISH FINISH GRADE A MINIMUM OF SIX INCHES (6") BELOW THE FINISH FLOOR OF BUILDINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SMOOTH EVEN FINISH GRADES AT BUILDINGS, WALKS, OTHER PERMANENT OBJECTS AND LIMITS OF WORK. ALL CHANGES IN GRADE SHALL BE BLENDED UNIFORM VERTICAL CURVES. ALL AREAS TO BE PLANTED IN TURF SHALL BE SMOOTHED WITH RAKES AND FLOATS TO THE OWNER'S (JOB SUPERINTENDENT) SATISFACTION. OBJECTS SUCH AS ROCKS, DEBRIS, CLODS OR OTHER EXTRANEOUS MATERIAL SHALL BE STOCK-PILED AND REMOVED.

1. **DRAINAGE:** THE CONTRACTOR SHALL BE RESPONSIBLE FOR DRAINAGE IN ALL PLANTING AREAS IN ACCORDANCE WITH THE PLANS, DETAILS, AND SPECIFICATIONS AT A MINIMUM 2% GRADIENT.
2. **IMPORT SOIL**: ON-SITE SOIL SHALL BE USED FOR ALL LANDSCAPE BERMS AND MOUNDING. WHEN ON-SITE SOIL IS NOT AVAILABLE, IMPORT SOIL SHALL MEET THE FOLLOWING SPECIFICATIONS:

   SILT PLUS CLAY CONTENT OF THE IMPORT SOIL SHALL NOT EXCEED 20% BY WEIGHT WITH A MINIMUM 95% PASSING THE 2.0 MM. SIEVE. THE SODIUM ABSORPTION RATIO (SAR) SHALL NOT EXCEED 6.0 MM. AND THE ELECTRICAL CONDUCTIVITY (ECE) OF THE SATURATION EXTRACT OF THIS SOIL SHALL NOT EXCEED 3.0 MMHOS./CM AT 250C. THE BORON CONTENT OF THIS SOIL SHALL BE NO GREATER THAN 1 PPM AS MEASURED ON THE SATURATION EXTRACT. IN ORDER TO INSURE CONFORMANCE, SAMPLES OF THE IMPORT SOIL SHALL BE SUBMITTED TO THE SOIL LABORATORY FOR ANALYSIS PRIOR TO IMPORT ON SITE.
3. **PLANT MATERIAL**: ALL PLANT MATERIAL SHALL BE OF A SIZE, CHARACTER AND QUALITY WHICH MEETS THE ACCEPTED INDUSTRY STANDARDS FOR THAT PLANT AND BE FREE FROM INSECTS, THEIR EGGS, DISEASE, WEEDS, OR OTHER DETRIMENTAL CHARACTERISTICS.
4. **HANDLING/STORAGE**: ALL PLANTS SHALL BE HANDLED AND STORED SO THEY ARE ADEQUATELY PROTECTED FROM DRYING OUT, SUN, WINDBURN, VANDALISM OR ANY OTHER INJURY. B. REJECTION OF PLANT MATERIAL: THE OWNER'S AUTHORIZED REPRESENTATIVE AND LANDSCAPE ARCHITECT MAY REJECT ANY AND ALL PLANT MATERIAL REGARDED AS UNSUITABLE AT ANY TIME. SUCH PLANTS SHALL BE REMOVED FROM THE JOB SITE IMMEDIATELY AND BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.
5. **PLANTING:** ALL PLANT MATERIAL SHALL BE AS SPECIFIED AND PLANTED AS DETAILED AND NOTED HEREIN.
6. **GROUNDCOVER PLANTING**: ALL GROUNDCOVER AREAS NOTED ON THE PLANS SHALL BE PLANTED WITH ROOTED CUTTINGS FROM FLATS IN STAGGERED ROWS CONTINUOUSLY UNDER TREES AND SHRUBS AT THE SPACING INDICATED ON THE PLANS.
7. **SOIL PREPARATION:** ALL PLANTING AREAS TO RECEIVE GROUNDCOVER FROM FLATS AND/OR TURF (EXCEPT GROUNDCOVER AREAS ON SLOPES 3:1 OR GREATER) SHALL RECEIVE THE FOLLOWING AMENDMENTS PER 1,000 SQ. AND SHALL BE UNIFORMLY BLENDED INTO THE UPPER SURFACE SOIL TO A DEPTH AS REQUIRED IN THE HORTICULTURAL SOILS REPORT. AMT./PER 1000 SQ. REFER TO HORTICULTURAL SOILS REPORT
8. **BACKFILL MIX**: BACKFILL MIX AROUND ALL CONTAINER PLANT MATERIALS SHALL CONSIST OF THE FOLLOWING UNIFORMLY BLENDED MATERIALS: REFER TO HORTICULTURAL SOILS REPORT
9. **PLANTING TABLETS**: AS INDICATED ON THE DETAILS, PLANT TABLETS SHALL BE 'GRO-POWER' PLANTING TABLETS 12-8-8 (7 GRAM OR EQUAL) AND SHALL BE FURNISHED IN THE FOLLOWING RATES. PLANT TABLETS SHALL BE PLACED AT THE TOP OF THE ROOTBALL, APPROXIMATELY TWO INCHES (2") FROM ROOT TIP AT EVEN SPACING AROUND THE PLANT.
   a. THREE (3) TABLETS PER ONE (1) GALLON CONTAINER
   b. NINE (9) TABLETS PER FIVE (5) GALLON CONTAINER
   c. FIFTEEN (15) TABLETS PER FIFTEEN (15) GALLON CONTAINER
   d. SIXTEEN (16) TABLETS PER TWENTY INCH (20") BOX AND TWENTY-FOUR INCH (24") BOX
   e. TWENTY (20) TABLETS PER THIRTY INCH (30") BOX AND THIRTY-SIX INCH (36") BOX
   f. TWENTY-TWO (22) TABLETS PER FORTY-TWO INCH (42") BOX AND FORTY-EIGHT INCH (48") BOX
   g. THIRTY-SIX (36) TABLETS PER SIXTY INCH (60") BOX
   h. FORTY-FIVE (45) TABLETS PER SEVENTY-TWO INCH (72") BOX
   i. FORTY-EIGHT (48) TABLETS PER EIGHTY-FOUR INCH (84") BOX

13. **VINES:** ALL VINES SHALL BE PLANTED AS HAVE PER THE SHRUB/VINE PLANTING DETAIL AND SHALL THE WOOD SUPPORT STAKE CAREFULLY REMOVED WITHOUT DAMAGE TO THE PLANT OR ROOTBALL.
    a. MASONRY WALLS: ON MASONRY WALLS, USE ADHESIVE TYPE VINE SUPPORTS WITH SILICONE ADHESIVE AND HEAVY DUTY VINE TIES. ON MASONRY WALLS, INSTALL A MINIMUM OF FIVE (5) LOCATIONS PER EACH FIVE (5) GALLON VINE AND TEN (10) LOCATIONS PER EACH FIFTEEN (15) GALLON VINE.

VI. **ESTABLISHMENT MAINTENANCE NOTES:**

A. **ESTABLISHMENT MAINTENANCE PERIOD:** THE MAINTENANCE PERIOD SHALL COMMENCE UPON THE OWNER'S WRITTEN APPROVAL OF ALL PHASES OF PLANTING INSTALLATION AND SHALL BE FOR THE PERIOD OF TIME AS FOLLOWS: NINETY (90) CONTINUOUS CALENDAR DAYS.

B. **MAINTENANCE PROCEDURES:**

1. **GENERAL:** THE GENERAL CARE AND MAINTENANCE OF ALL AREAS SHALL CONSIST OF PROPER WATERING, FERTILIZATION, WEEDING, RODENT CONTROL, CLEANUP AND AS NOTED BELOW.
2. **GROUNDCOVER FROM FLATS WITHOUT OVERSEED**: APPLY PRE-EMERGENT HERBICIDE AT THE START OF MAINTENANCE IN ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTRUCTIONS.
3. **FERTILIZATION**: MAINTENANCE WORK SHALL INCLUDE FERTILIZATION WITH THE FOLLOWING FERTILIZER AT THIRTY (30) DAY INTERVALS AFTER PLANTING. REFER TO HORTICULTURAL SOILS REPORT
4. **WEEDING:** ANY CONCENTRATED DEVELOPMENT OF WEED GROWTH THAT MAY APPEAR IN PLANTING AREAS DURING THE MAINTENANCE PERIOD SHALL BE REMOVED AT TEN (10) DAY INTERVALS. THE CONTRACTOR SHALL REMOVE SUCH CONCENTRATIONS OF WEEDS INCLUDING THEIR ROOTS BY HAND OR IN A MANNER ACCEPTABLE TO THE OWNER'S AUTHORIZED REPRESENTATIVE AND LANDSCAPE ARCHITECT. NOTE: CULTIVATION OF GROUNDCOVER IS NOT ACCEPTABLE.
5. **RODENT CONTROL:** THE CONTRACTOR SHALL TAKE THE NECESSARY STEPS TO ELIMINATE ANY RODENTS ENCOUNTERED ON SITE.
6. **CLEAN-UP:** DURING THE COURSE OF THE MAINTENANCE WORK, THE CONTRACTOR SHALL REMOVE SURPLUS MATERIALS AND DEBRIS FROM THE SITE AND SHALL KEEP THE PREMISES IN A NEAT AND CLEAN CONDITION AT ALL TIMES.
7. **PROTECTION OF LANDSCAPE**: DURING THE MAINTENANCE PERIOD, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION OF ALL PLANTING AREAS. ANY DAMAGED AREAS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
8. **FINAL ACCEPTANCE**: WILL BE GIVEN AT THE END OF THE MAINTENANCE PERIOD FOR ALL PLANTED AREAS ONCE HYDROSEED GERMINATION HAS OCCURRED AND ESTABLISHMENT HAS BEEN OBTAINED.

VII. **SPECIAL PLANTING NOTES:**

A. ALL LANDSCAPE AREAS SHALL DRAIN TO THE AREA DRAIN AT MIN. 2% PER CIVIL ENGINEERS REVISED GRADING PLAN. FINAL TREE AND SHRUB PLACEMENT TO BE APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO PLANTING.

B. THE CONTRACTOR SHALL OBSERVE THE FOLLOWING PLANTING REQUIREMENTS FOR ALL TREES:

1. TREES SHALL BE A MINIMUM OF 5' -0" FROM ALL HARDSCAPE, CENTERED IN A 1 0' -0" WIDE PLANTING AREA WITHOUT A ROOT BARRIER.
2. ALL TREES IN PLANTING AREAS 5' -0" WIDE TO 10' -0" WIDE SHALL HAVE ROOT BARRIERS.
3. ALL TREES THAT ARE WITHIN 5' -0" OF HARDSCAPE ELEMENTS SHALL HAVE A ROOT BARRIER. TREES SHALL NOT BE PLANTED IN AREAS LESS THAN THE MINIMUM PLANTING AREA SPECIFIED IN THE LEGEND
4. THE CONTRACTOR SHALL VERIFY ALL MINIMUM TREE SPACING REQUIREMENTS PRIOR TO PLANTING. TREES NOT MEETING THE REQUIREMENTS SHALL NOT BE PLANTED AND SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER/ LANDSCAPE ARCHITECT.

C. ALL NON-FIRE RESISTIVE TREES, INCLUDING CONIFERS, PEPPER TREES, EUCALYPTUS, AND ACACIA SPECIES, SHALL BE PLANTED AND MAINTAINED SO THAT THE TREE'S DRIP LINE AT MATURITY IS A MINIMUM 30 FEET FROM ANY COMBUSTIBLE STRUCTURE. ALL FIRE RESISTIVE TREE SPECIES SHALL BE PLANTED AND MAINTAINED AT A MINIMUM OF 10 FEET FROM THE TREE'S DRIP LINE TO ANY COMBUSTIBLE STRUCTURE.

D. FOR STREETSCAPE PLANTINGS, ALL NON-FIRE RESISTIVE TREES SHALL BE PLANTED SO THAT THE CENTER OF THE TREE TRUNK IS 20 FEET FROM EDGE OF CURB; FIRE RESISTIVE TREES CAN BE PLANTED 10 FEET FROM EDGE OF CURB TO CENTER OF TREE TRUNK. CARE SHOULD BE GIVEN TO THE TYPE OF TREE SELECTED THAT WILL NOT ENCROACH INTO THE ROADWAY, NOR PRODUCE A CLOSED CANOPY EFFECT.

E. LIMIT PLANTING OF LARGE UNBROKEN MASSES ESPECIALLY TREES AND LARGE SHRUBS. GROUPS SHOULD BE TWO TO THREE TREES MAXIMUM, WITH MATURE FOLIAGE OF ANY GROUP SEPARATED HORIZONTALLY BY AT LEAST 10 FEET, IF PLANTED ON LESS THAN 20 PERCENT SLOPE, AND 20 FEET, IF PLANTED ON GREATER THAN 20 PERCENT SLOPE.

F. IF SHRUBS ARE LOCATED UNDERNEATH A TREE'S DRIP LINE, THE LOWEST BRANCH SHOULD BE AT LEAST THREE TIMES AS HIGH AS THE UNDERSTORY SHRUBS OR 10 FEET, WHICHEVER IS GREATER.

G. EXISTING TREES CAN BE PRUNED 10 FEET AWAY FROM ROOF, EAVE, OR EXTERIOR SIDING, DEPENDING ON THE TREE'S PHYSICAL OR FLAMMABLE CHARACTERISTICS AND THE BUILDING CONSTRUCTION FEATURES.

H. ALL TREE BRANCHES AND PALM FRONDS SHALL BE REMOVED WITHIN 10 FEET OF A FIREPLACE CHIMNEY OR OUTDOOR BARBECUE.

I. ALL LANDSCAPING SHALL BE INSTALLED BEFORE FINAL INSPECTION.

J. JUTE PRODUCT: BELTON IND.-ANTI-WASH/GEO JUTE 'SMOLDER RESISTANT' (BROWN) AVAILABLE THROUGH: PACIFIC SOIL STABILIZATION CONTACT PERSON: BILL SALADIN PHONE NUMBER (805) 925-7737 AND STAKE FIVE FEET (5') O.C.

K. TURF EDGING: TURF EDGING SHALL BE SHOVEL CUT OR MOWCURB PER PLAN.

O. HORTICULTURAL SOILS REPORT: (PENDING)

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REGISTERED LANDSCAPE ARCHITECT, STATE OF CALIFORNIA — DANA B. SEELIG 1846 — Signature — Date — Expires 4-30-19

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PROJECT
RANCHO LA HABRA - PA1 AND PA5
VESTING TENTATIVE
TRACT NO. 17845
CALATLANTIC GROUP

COMMUNITY PLANTING PLANS

DATE	DESCRIPTION

DATE	DESCRIPTION

DESIGN DEVELOPMENT PLANS

JOB NUMBER:	1730227
ISSUE DATE:	11-10-17
DRAWN BY:	TW, SC, CF, AH
CHECKED BY:	DS

TITLE
PLANTING NOTES

SHEET
L.4.001

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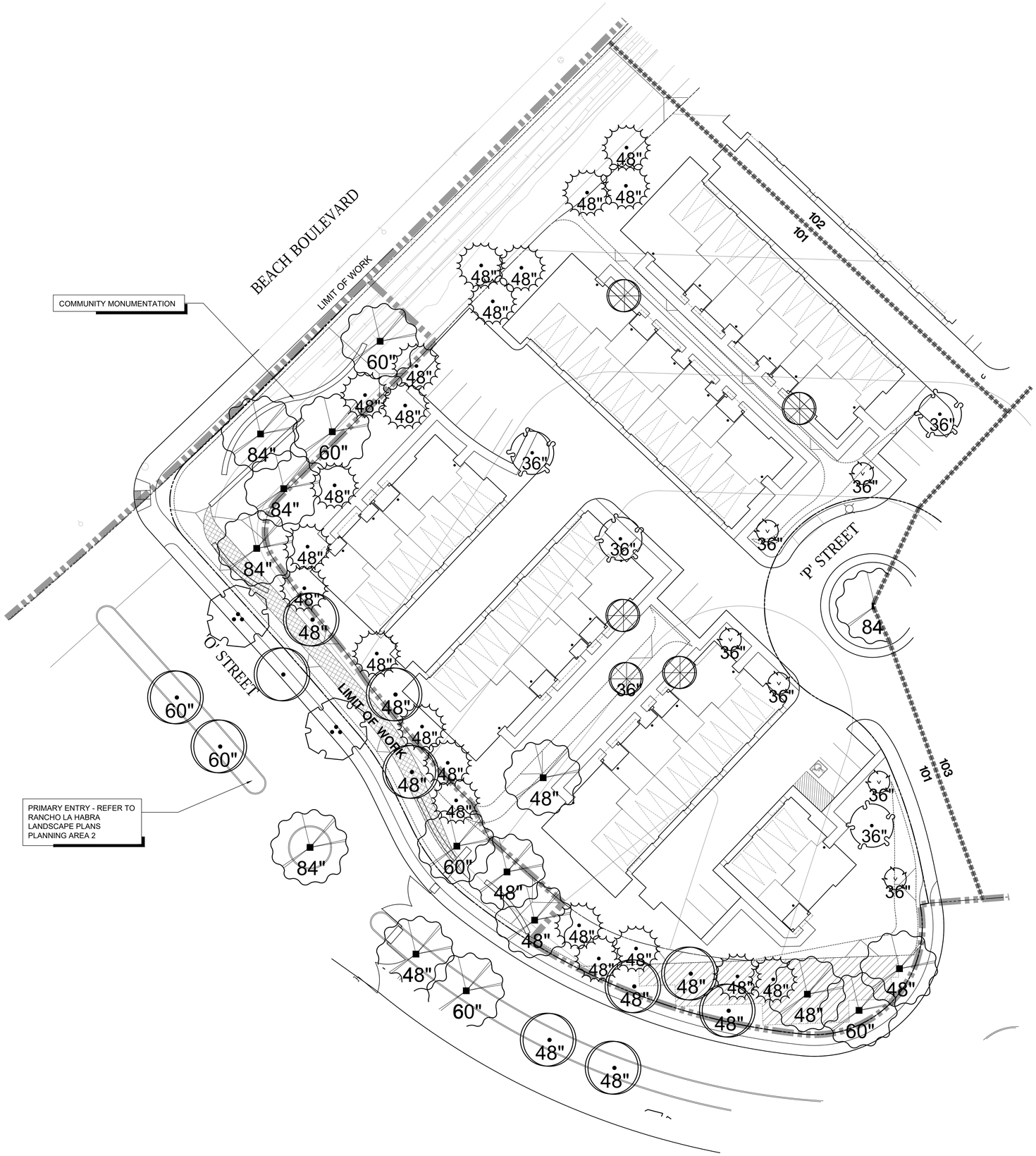

MASTER LANDSCAPE SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	AFROCARPUS GRACILIOR	YEW PINE
	ARBUTUS UNEDO	STRAWBERRY TREE
	CHITALPA X TASHKENTENSIS	MORNING CLOUD CHITALPA
	CINNAMOMUM CAMPHORA	CAMPHOR TREE
	CUPANIOPSIS ANACARDIOIDES	CARROTWOOD
	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW
	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE
	LIGUSTRUM LUCIDUM	GLOSSY PRIVET
	LOPHOSTEMON CONFERTUS	BRISBANE BOX
	MELALEUCA LINARIFOLIA	FLAX LEAF PAPERBARK
	MELALEUCA QUINQUENERVIA	CAJEPUT TREE
	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL OLIVE TREE
	PHEONIX DACTYLIFERA 'MEDJOOL'	MEDJOOL DATE PALM
	PINUS BRUTIA VAR. ELDARICA	AFGHAN PINE
	PLATANUS x. ACERIFOLIA 'YARWOOD'	YARWOOD LONDON PLANE TREE
	PLATANUS x. ACERIFOLIA 'COLUMBIA'	COLUMBIA LONDON PLANE TREE
	PLATANUS x. HISPANICA 'BLOODGOLD'	BLOODGOOD LONDON PLANE TREE
	PLATANUS MEXICANA	MEXICAN SYCAMORE
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE
	QUERCUS AGRIFOLIA	COAST LIVE OAK
	QUERCUS ILEX	HOLLY OAK
	QUERCUS SUBER	CORK OAK
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK
	SAMBUCUS MEXICANA	MEXICAN ELDERBERRY
	SALIX EXIGUA	NARROWLEAF WILLOW
	SALIX GOODDINGII	GOODDINGS WILLOW
	SALIX LAEVIGATA	RED WILLOW
	SALIX LASIOLEPIS	ARROYO WILLOW
	SALIX LUCIDA	SHINING WILLOW
	UMBELLULARIA CALIFORNICA	CALIFORNIA BAY TREE

PLANTING NOTES:

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FOREST FLOOR MULCH 1/2"-1 1/2" APPEARANCE GRADE.
AGUINAGUA FERTILIZER CO. PHONE: (949)786-9558

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G INDICATES LINEAR ROOT BARRIER PER DETAIL C, SHEET L.4.301

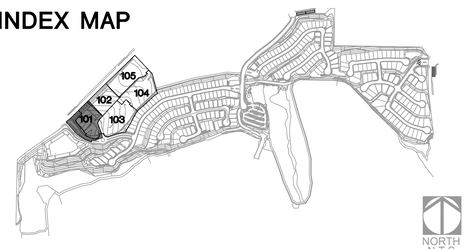
ADD SUBDRAIN AT PALMS AND OLIVES PER DETAIL D, SHEET L.4.301

NORTH

0 20 40

SCALE: 1"=20'-0"

INDEX MAP



NORTH
N.T.S.

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DAVID S. SELLING
646
Signature
Date 10-10-17
Expires 10-31-19
STATE OF CALIFORNIA

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RANCHO LA HABRA - PA1 AND PA5
VESTING TENTATIVE
TRACT NO. 17845
CALATLANTIC GROUP

COMMUNITY PLANTING PLANS

PROJECT

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TITLE

OVERALL
TREE PLAN

SHEET

L.4.101

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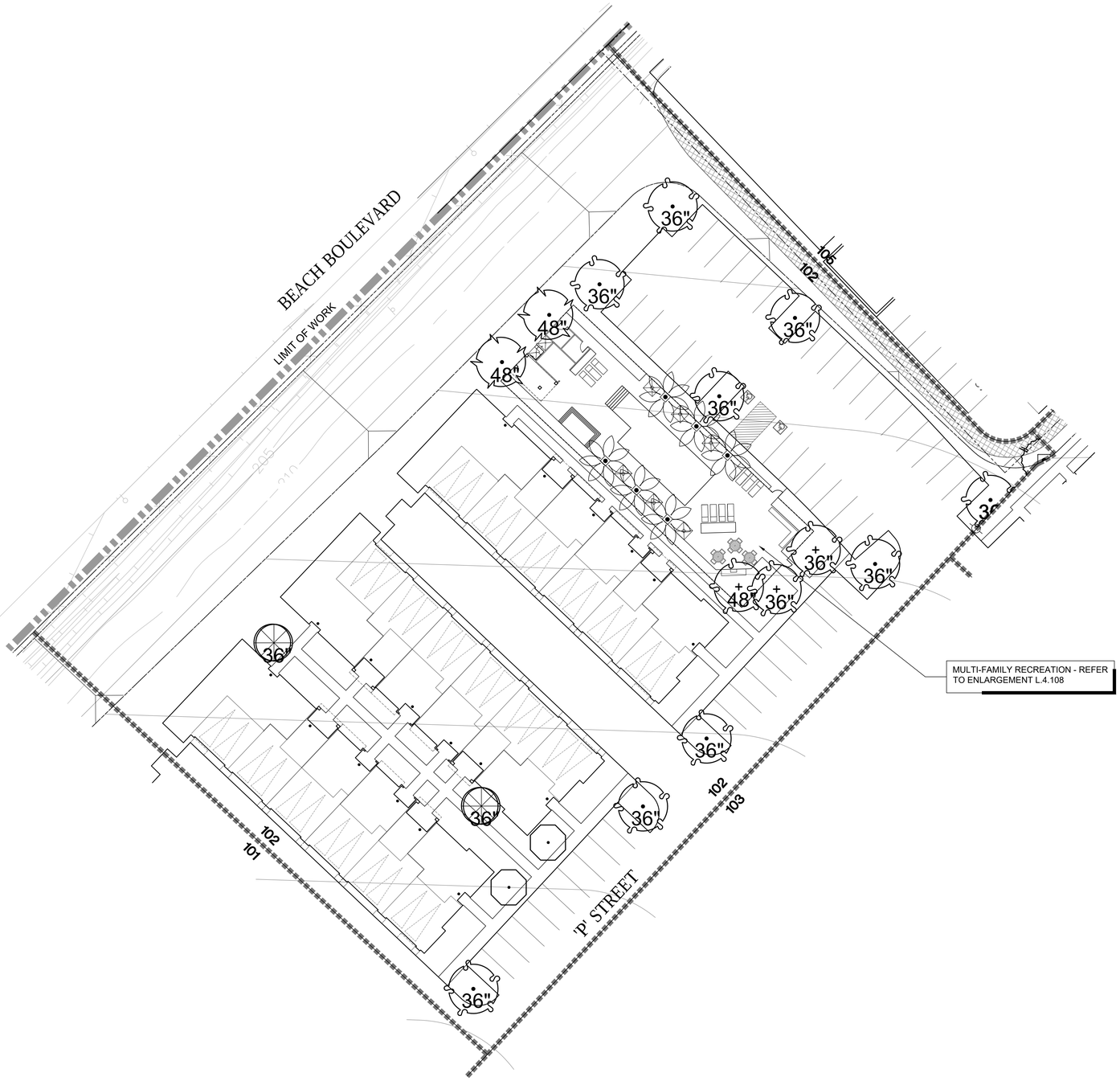

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NORTH

0 20 40

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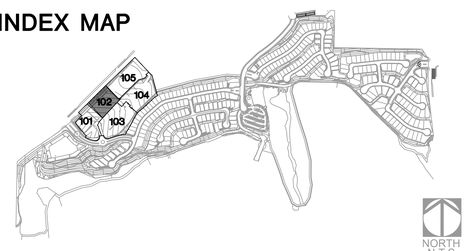
INDEX MAP



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OVERALL
TREE PLAN

SHEET
L.4.102

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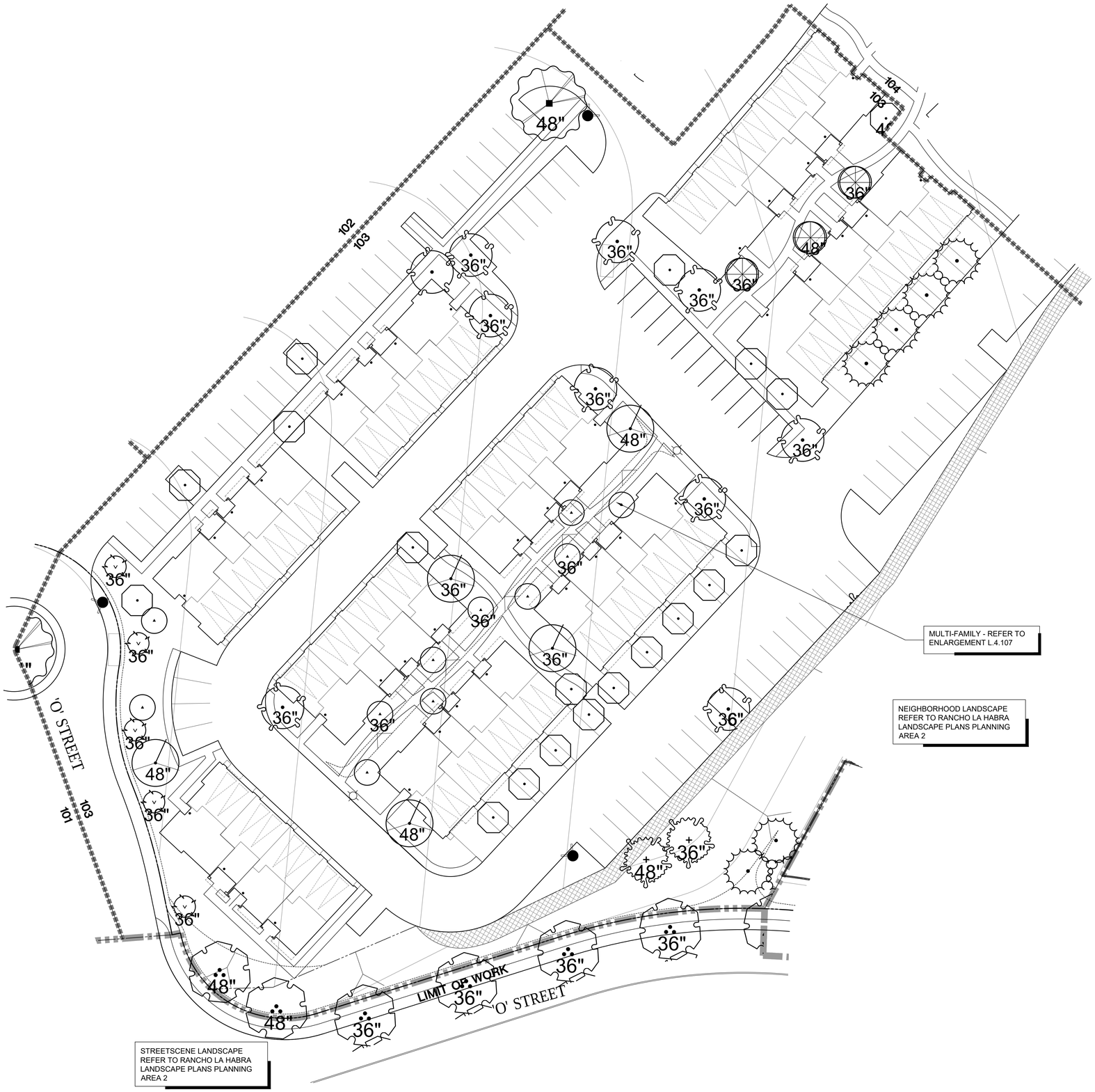
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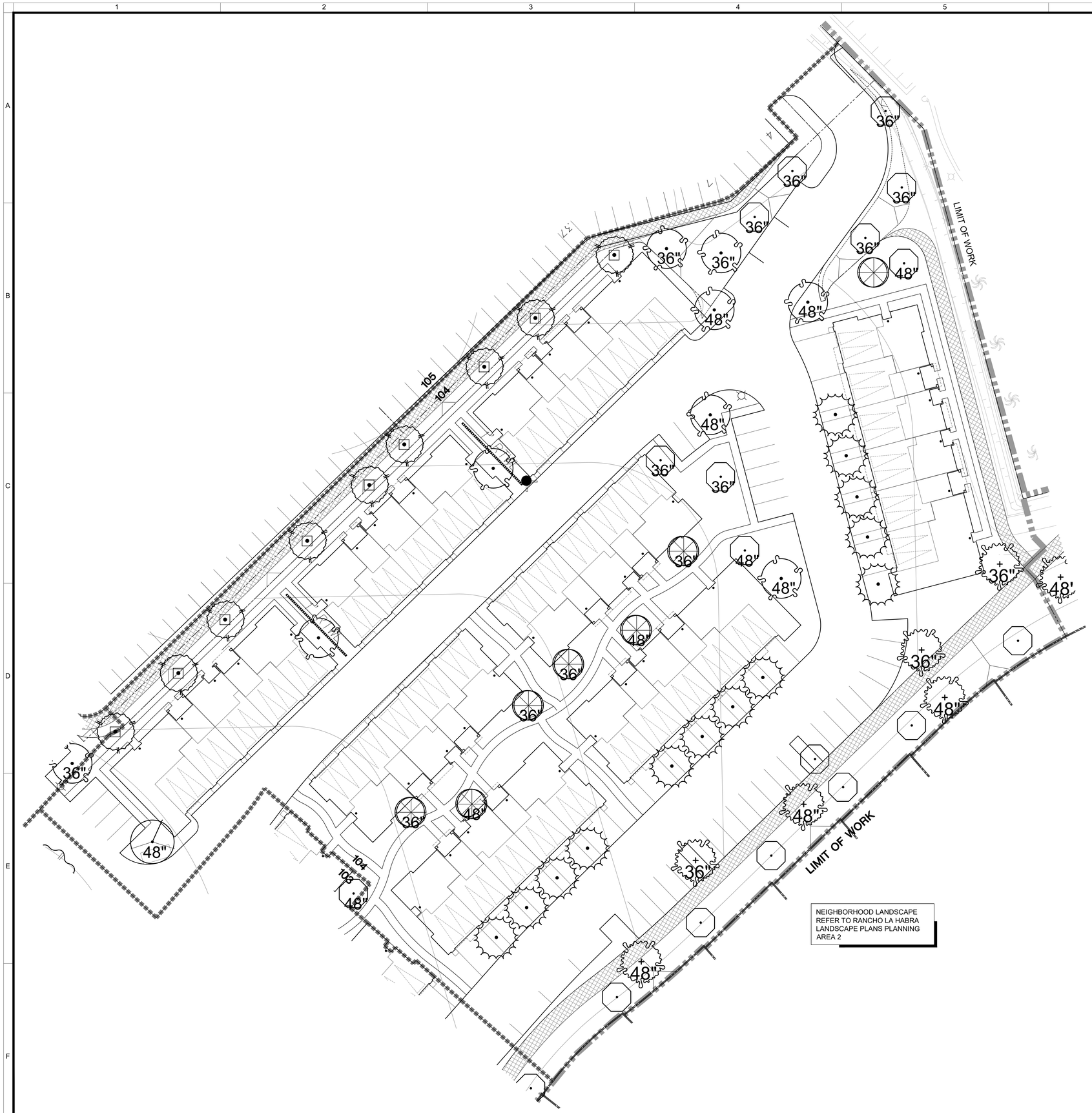

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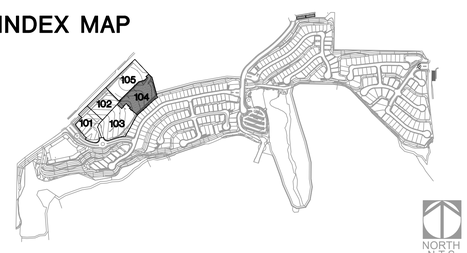
NORTH 0 20 40 SCALE: 1"=20'-0"

INDEX MAP



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PROJECT

RANCHO LA HABRA - PA1 AND PA5
VESTING TENTATIVE
TRACT NO. 17845
CALATLANTIC GROUP

COMMUNITY PLANTING PLANS

DESCRIPTION	DATE

DESIGN DEVELOPMENT PLANS

JOB NUMBER:	1730227
ISSUE DATE:	11-10-17
DRAWN BY:	TW, SC, CF, AH
CHECKED BY:	DS

TITLE

OVERALL
TREE PLAN

SHEET

L.4.104

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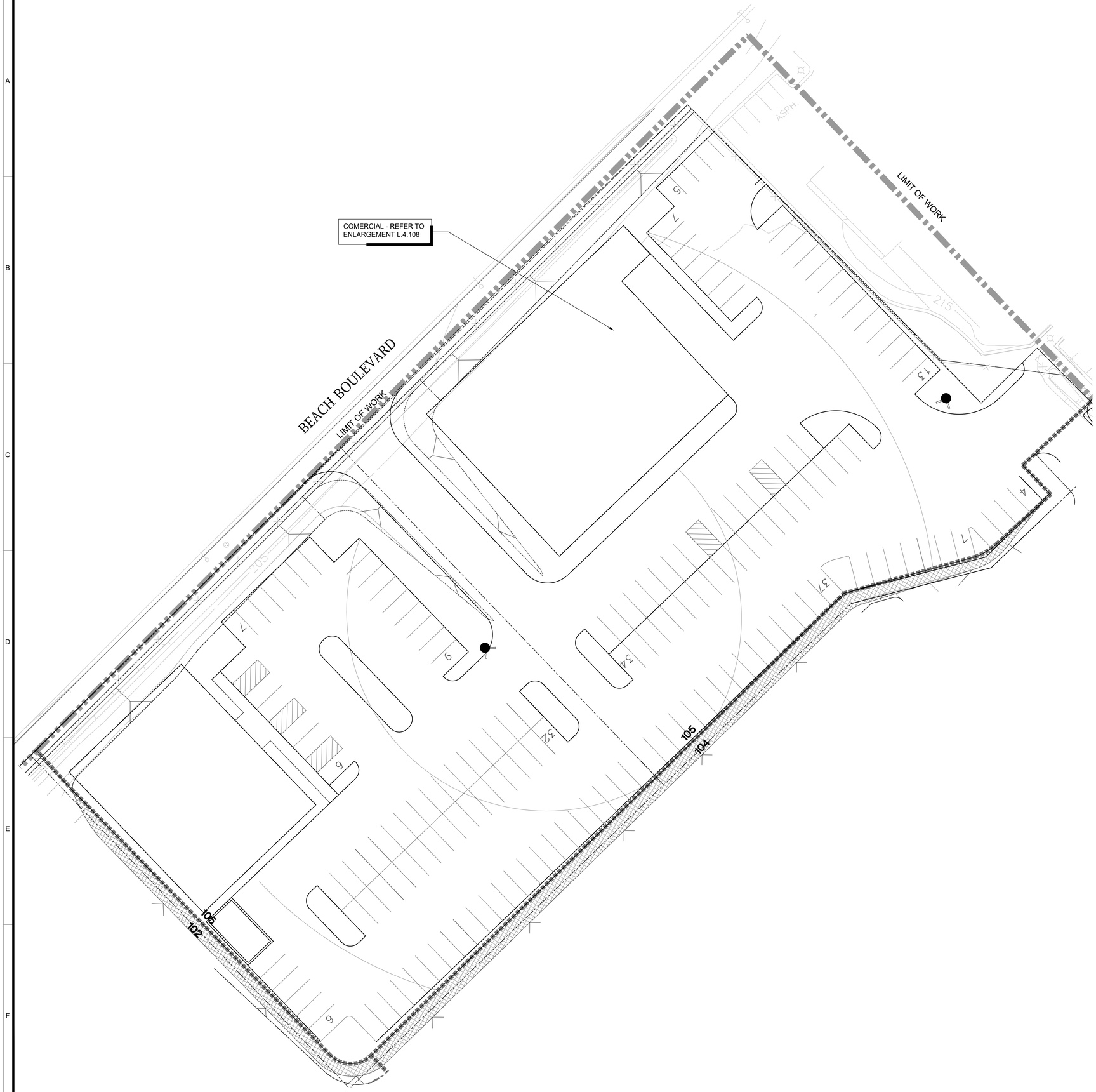

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NORTH

0 20 40

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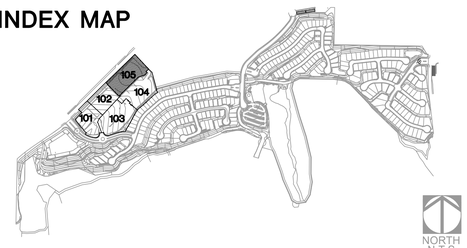

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PROJECT

COMMUNITY PLANTING PLANS

DATE	DESCRIPTION

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CHECKED BY:	DS

TITLE

OVERALL
TREE PLAN

SHEET

L.4.105

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ENLARGEMENT BOUNDARY

LANDSCAPE SCHEDULE - INTERNAL PASEO

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.
TREES			
	ARBUTUS UNEDO	STRAWBERRY TREE	
	CHITALPA X TASHKENENSIS	MORNING CLOUD CHITALPA	
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	LOPHOSTEMON CONFERTUS	BRISBANE BOX	
	MELALEUCA QUINQUENERVIA	CAJEPUT TREE	
	PINUS ELDARICA	AFGHAN PINE	
	PLATANUS ACER 'COLUMBIA'	PLATANUA ACER 'COLUMBIA'	
SHRUBS AND GROUNDCOVERS			
	ACACIA REDOLENS 'DESERT CARPET'	PROSTRATE ACACIA	--
	BACCHARIS PILULARIS 'PIGEON POINT'	DWARF COYOTE BRUSH	30
	CEANOTHUS THYRSIFLORUS VAR. GRISEUS 'YANKEE POINT'	YANKEE POINT CEANOTHUS	--
	ENCELIA CALIFORNICA	COAST SUNFLOWER	13
	FESTUCA LONGIFOLIA	HARD FESCUE	--
	FESTUCA RUBRA 'MOLATE'	CREEPING RED FESCUE	--
	FESTUCA 'SISKIYOU BLUE'	SISKIYOU BLUE FESCUE	--
	HESPERALOE PARVIFLORA	RED YUCCA	14
	HETEROMELES ARBUTIFOLIA	TOYON	3
	LANTANA MONTEVIDENSIS	TRAILING LANTANA	--
	LEYMUS TRITICOIDES	CREEPING WILD RYE	--
	MUHLENBERGIA RIGENS	DEER GRASS	--
	PENNISETUM SPATHIOLATUM	SLENDER VELDT GRASS	--
	SALVIA 'ALLEN CHICKERING'	ALLEN CHICKERING SAGE	--
	SALVIA CLEVELANDII	BLUE SAGE	107

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NORTH

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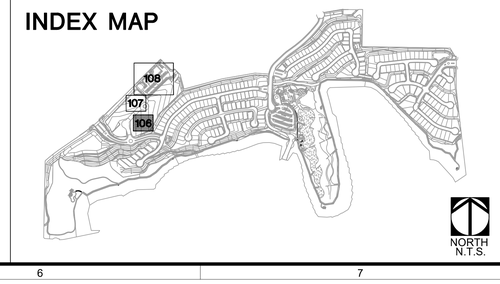

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N.T.S.

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PLANTING ENLARGEMENT - MULTI-FAMILY

SHEET

L.4.106

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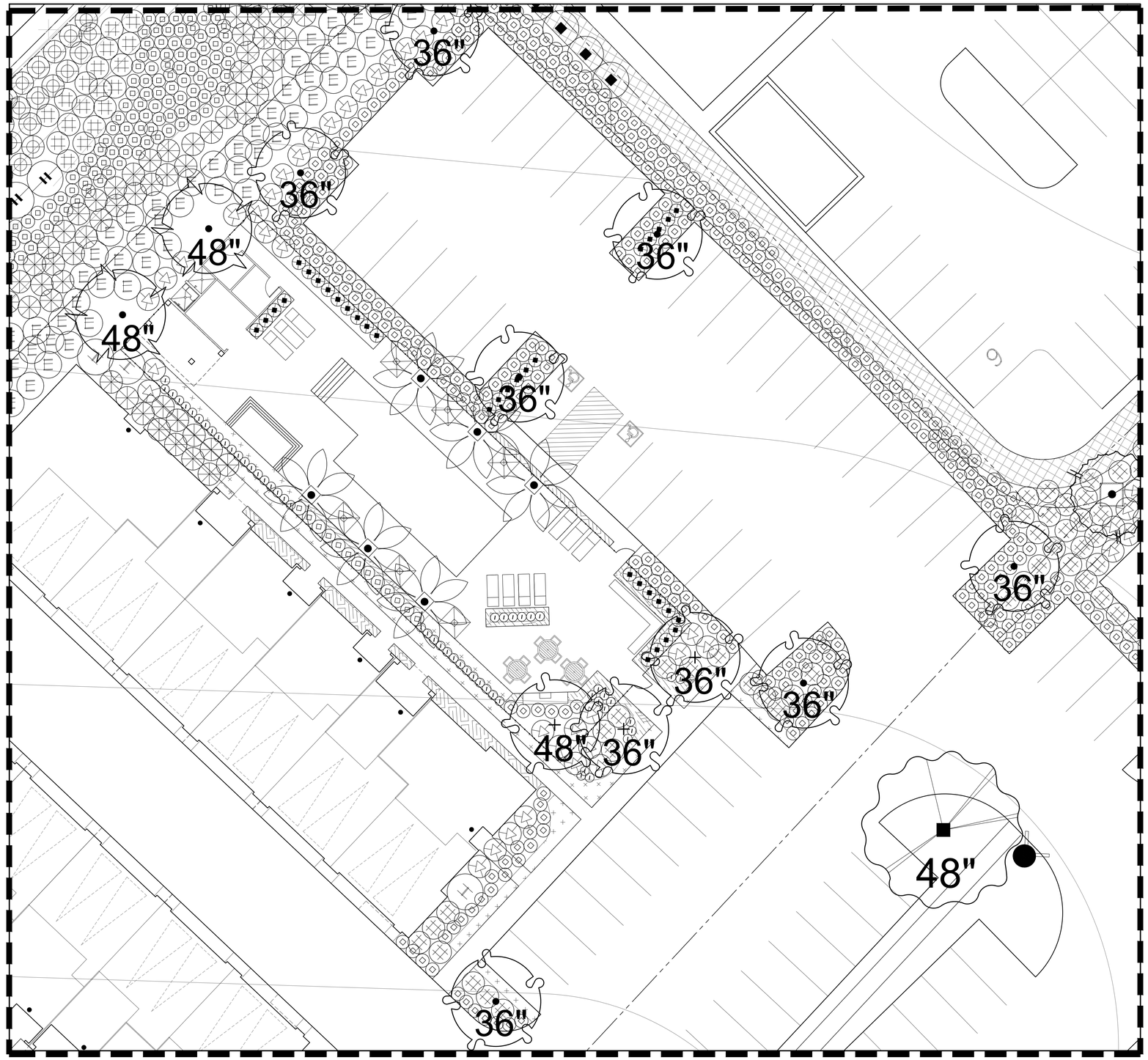


ENLARGEMENT BOUNDARY

LANDSCAPE SCHEDULE - COMMUNITY POOL

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.
TREES			
	PHEONIX DACTYLIFERA 'MEDJOOL'	MEDJOOL DATE PALM	
	PLATANUS RACEMOSA	WESTERN SYCAMORE	REF TO PLANTING LEGEND ON SHEET L.4.000 FOR TREE QUANTITIES
	PLATANUS x. ACERIFOLIA 'YARWOOD'	YARWOOD LONDON PLANE TREE	
	QUERCUS AGRIFOLIA	COAST LIVE OAK	
	QUERCUS ILEX	HOLLY OAK	
	PINUS BRUTIA VAR. ELDARICA	AFGHAN PINE	
	UMBELLULARIA CALIFORNICA	CALIFORNIA BAY TREE	
SHRUBS AND GROUNDCOVERS			
	AGAVE AMERICANA	CENTURY PLANT	2
	ALOE ARBORESCENS	TORCH ALOE	39
	ALOE BARBADENSIS	ALOE VERA	54
	ALOE CAMERONII	STARFISH ALOE	--
	CAREX DIVULSA	BERKELEY SEDGE	--
	CRASSULA OVATA	JADE PLANT	--
	CRASSULA OVATA 'GOLLOM'	GOLLOM JADE	--
	CRASSULA OVATA 'PINK BEAUTY'	PINK JADE PLANT	34
	CRASSULA RIPPLE	RIPPLE JADE	--
	MUHLENBERGIA CAPILLARIS	PINK MUHLYGRASS	493
	PORTULACARIA AFRA 'MINIMA'	DWARF ELEPHANT FOOD	--
	HETEROMELES ARBUTIFOLIA	TOYON	3
	LANTANA MONTEVIDENSIS	TRAILING LANTANA	15
	MUHLENBERGIA RIGENS	DEER GRASS	52
	BACCHARIS PILULARIS 'PIGEON POINT'	DWARF COYOTE BRUSH	3
	ELAEAGNUS PUNGENS	FRUITLAND SILVERBERRY	48
	SALVIA CLEVELANDII	BLUE SAGE	59
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	--
VINES			
	HARDENBERGIA VIOLACEA 'HAPPY WANDERER'	PURPLE VINE LILAC	--
MISCELLANEOUS ITEMS			
ROOT BARRIER			
SOIL PREPARATION			
MULCH (3" LAYER)			

PLANTING NOTES:

ALL LANDSCAPE AREAS SHALL SHEET FLOW @ 2% MINIMUM OR DRAIN TO AREA DRAINS @ 1% MINIMUM IN ACCORDANCE WITH THE LANDSCAPE CONSTRUCTION PLANS AND LANDSCAPE DRAINAGE AND CIVIL ENGINEERING PLANS CONTAINED HEREIN.

FINAL TREE AND SHRUB PLACEMENT TO BE APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO PLANTING.

( ) TYP. FLOWLINE/DIRECTION OF DRAINAGE @ 1% MIN. SEE CIVIL ENG. PLANS.

ALL SHRUB PLANTING AREAS TO BE MULCHED WITH A THREE (3") INCH LAYER OF MULCH.

FOREST FLOOR MULCH 1/2"-1 1/2" APPEARANCE GRADE.
AGUINAGUA FERTILIZER CO. PHONE: (949)786-9558

ALL TREES THAT ARE CLOSER THAN FIVE FEET (5') TO HARDSCAPE ELEMENTS SHALL BE PLANTED WITH AN OWNER AND AGENCY APPROVED LINEAR ROOT BARRIER.

[G] INDICATES LINEAR ROOT BARRIER PER DETAIL C, SHEET L.4.301

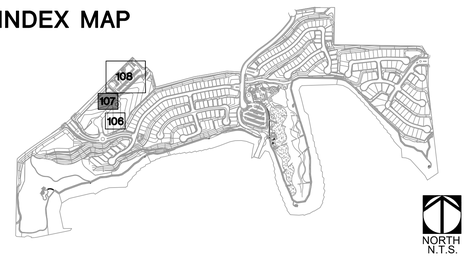
ADD SUBDRAIN AT PALMS AND OLIVES PER DETAIL D, SHEET L.4.301

NORTH

0 10 20

SCALE: 1"=10'-0"

INDEX MAP



NORTH
N.T.S.

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REGISTERED LANDSCAPE ARCHITECT
STEVEN R. REESE
No. 5646
Signature
Date 09-30-19
Expires
STATE OF CALIFORNIA

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PROJECT
RANCHO LA HABRA - PA1 AND PA5
VESTING TENTATIVE
TRACT NO. 17845
CALATLANTIC GROUP

COMMUNITY PLANTING PLANS

DESCRIPTION	DATE
DESCRIPTION	DATE

DESIGN DEVELOPMENT PLANS

JOB NUMBER:	1730227
ISSUE DATE:	11-10-17
DRAWN BY:	TW, SC, CF, AH
CHECKED BY:	DS

TITLE

PLANTING ENLARGEMENT - MULTI-FAMILY RECREATION

SHEET

L.4.107

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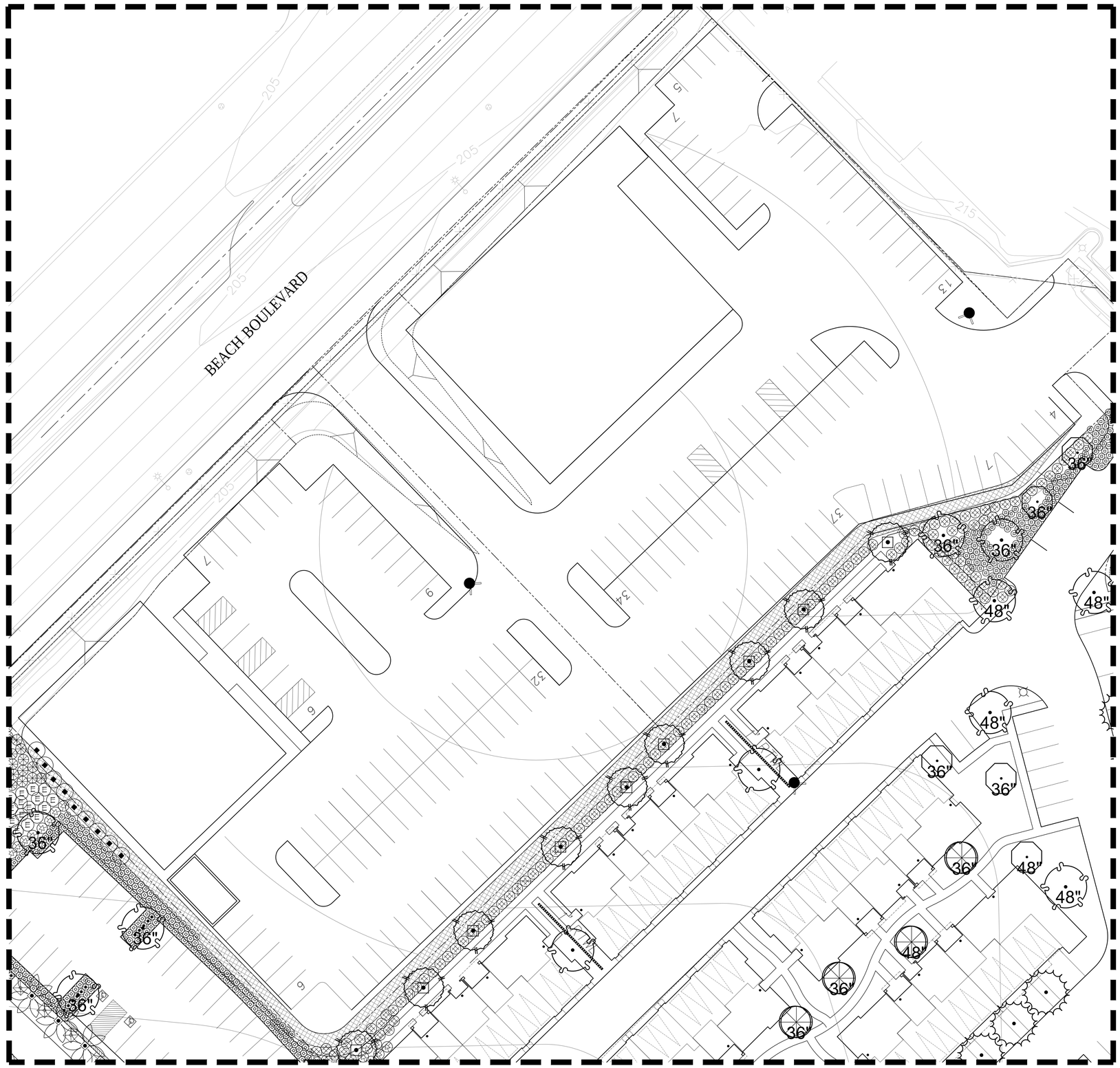


LANDSCAPE SCHEDULE - PUBLIC COMMUNITY CENTER

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.
TREES			
	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	
	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	REF TO PLANTING
	LIGUSTRUM LUCIDUM	GLOSSY PRIVET	LEGEND ON SHEET
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	L.4.000 FOR TREE
	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL OLIVE TREE	QUANTITIES
	PLATANUS x. ACERIFOLIA 'COLUMBIA'	COLUMBIA LONDON PLANE TREE	
	PLATANUS x. ACERIFOLIA 'YARWOOD'	YARWOOD LONDON PLANE TREE	
	QUERCUS AGRIFOLIA	COAST LIVE OAK	
	QUERCUS SUBER	CORK OAK	
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	
	SALIX GOODDINGII	GOODDINGS WILLOW	
	SALIX LUCIDA	SHINING WILLOW	
SHRUBS AND GROUNDCOVERS			
	ALOE ARBORESCENS	TORCH ALOE	11
	ALOE BARBADENSIS	ALOE VERA	--
	BACCHARIS PILULARIS 'PIGEON POINT'	DWARF COYOTE BRUSH	9
	CAREX DIVULSA	BERKELEY SEDGE	--
	CAREX PRAEGRACILIS	CALIFORNIA FIELD GRASS	--
	CISTANTHE GRANDIFLORA	ROCK PURSLANE	--
	CRASSULA MULTICAVA	FAIRY CRASSULA	--
	CRASSULA OVATA	JADE PLANT	--
	CRASSULA OVATA 'HUMMEL'S SUNSET'	GOLDEN JADE	--
	ENCELIA CALIFORNICA	COAST SUNFLOWER	--
	LANTANA MONTEVIDENSIS	TRAILING LANTANA	--
	LEYMUS CONDENSATUS 'CANYON PRINCE'	CANYON PRINCE GIANT WILD RYE	--
	MUHLENBERGIA CAPILLARIS	PINK MUHLYGRASS	384
	MUHLENBERGIA RIGENS	DEER GRASS	9
	RHAMUS CALIFORNICA 'EVE CASE'	COFFEEBERRY	--
	SALVIA CLEVELANDII	BLUE SAGE	125
	ELAEAGNUS PUNGENS	FRUITLAND SILVERBERRY	16
	CRASSULA OVATA 'PINK BEAUTY'	PINK JADE PLANT	10
MISCELLANEOUS ITEMS			
ROOT BARRIER			
SOIL PREPARATION			
MULCH (3" LAYER)			

PLANTING NOTES:

ALL LANDSCAPE AREAS SHALL SHEET FLOW @ 2% MINIMUM OR DRAIN TO AREA DRAINS @ 1% MINIMUM IN ACCORDANCE WITH THE LANDSCAPE CONSTRUCTION PLANS AND LANDSCAPE DRAINAGE AND CIVIL ENGINEERING PLANS CONTAINED HEREIN.

FINAL TREE AND SHRUB PLACEMENT TO BE APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO PLANTING.

( ) TYP. FLOWLINE/DIRECTION OF DRAINAGE @ 1% MIN. SEE CIVIL ENG. PLANS.

ALL SHRUB PLANTING AREAS TO BE MULCHED WITH A THREE (3") INCH LAYER OF MULCH.

FOREST FLOOR MULCH 1/2"-1 1/2" APPEARANCE GRADE.
AGUINAGUA FERTILIZER CO. PHONE: (949)786-9558

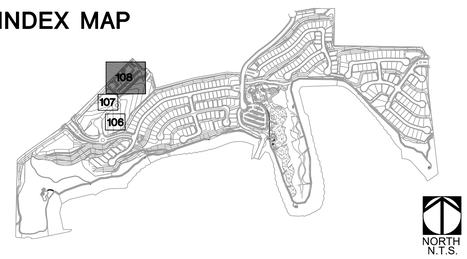
ALL TREES THAT ARE CLOSER THAN FIVE FEET (5') TO HARDSCAPE ELEMENTS SHALL BE PLANTED WITH AN OWNER AND AGENCY APPROVED LINEAR ROOT BARRIER.

INDICATES LINEAR ROOT BARRIER PER DETAIL C, SHEET L.4.301

ADD SUBDRAIN AT PALMS AND OLIVES PER DETAIL D, SHEET L.4.301

NORTH 0 20 40 SCALE: 1"=20'-0"

INDEX MAP



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REGISTERED LANDSCAPE ARCHITECT DAVID S. REILLY 946 Signature Date 10-10-18 Expires STATE OF CALIFORNIA

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PROJECT:
RANCHO LA HABRA - PA1 AND PA5
VESTING TENTATIVE
TRACT NO. 17845
CALATLANTIC GROUP

COMMUNITY PLANTING PLANS

DESCRIPTION	DATE

DESIGN DEVELOPMENT PLANS

JOB NUMBER:	1730227
ISSUE DATE:	11-10-17
DRAWN BY:	TW, SC, CF, AH
CHECKED BY:	DS

TITLE
PLANTING ENLARGEMENT COMMERCIAL

SHEET
L.4.108

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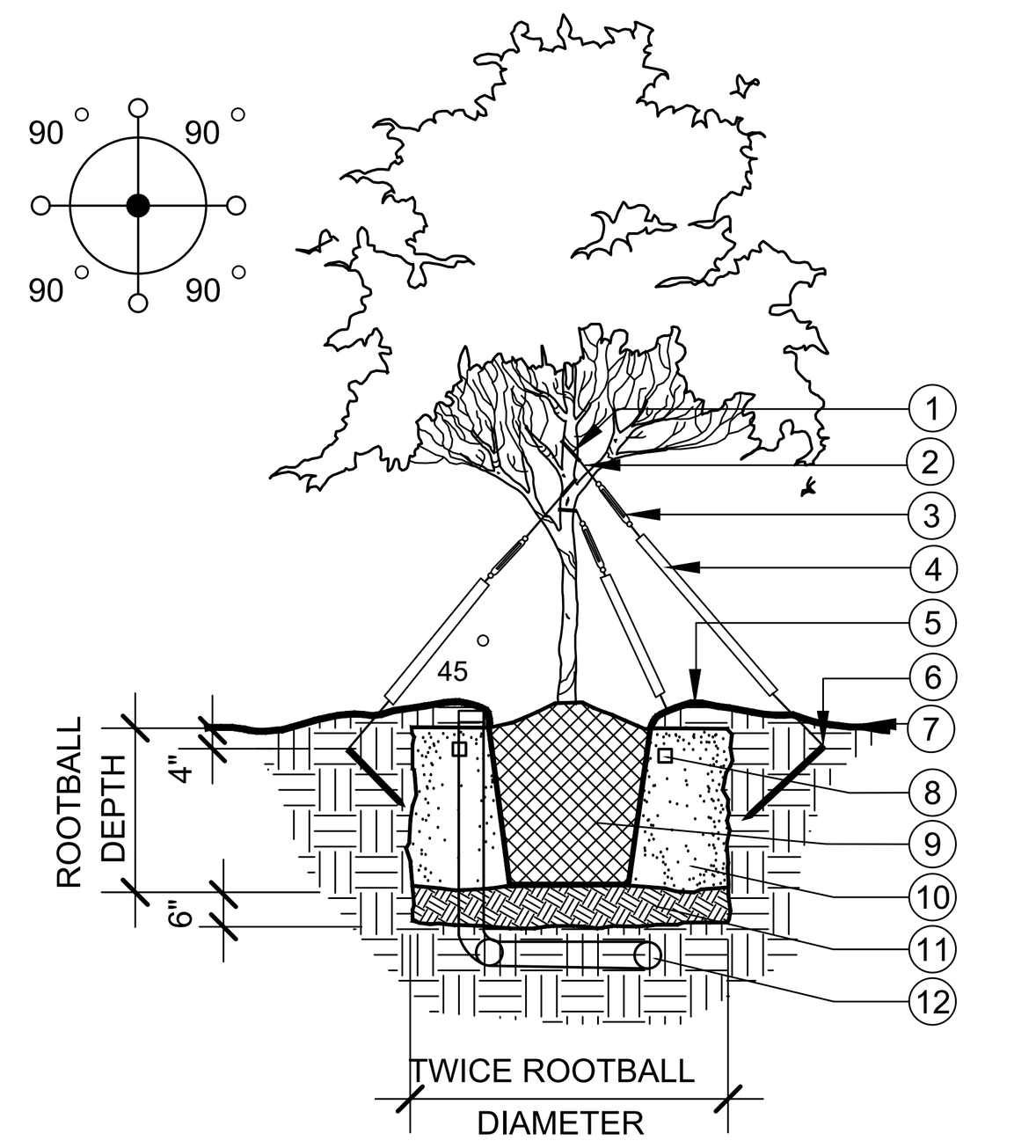
A STAND. & MULTI-TRUNK SPECIMEN TREE

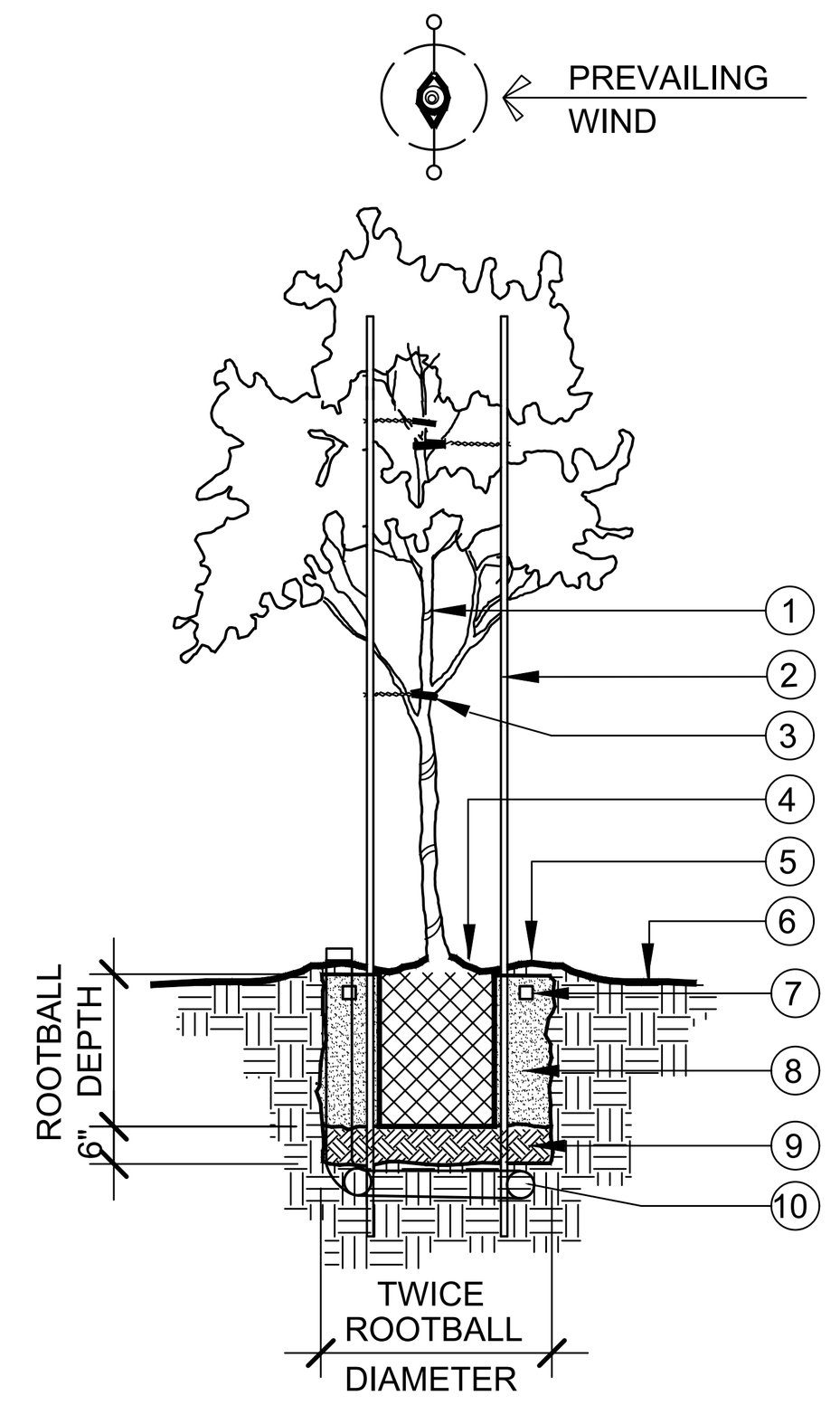


1. V.I.T. PROTECTIVE COLLAR
2. 1/4" DIA. GALV. CABLE LENGTH AS REQUIRED
3. 6-1/2" TURNBUCKLE
4. 1/2" DIA. X 40" SCH. 40 PVC; WHITE PIPE, WIRE IN PLACE
5. 4" HIGH WATER RETENSION BASIN. FORM FROM PLANT PIT EXCAVATION. MAY BE RAKED OUT PRIOR TO OTHER WORK AS DIRECTED BY LANDSCAPE ARCHITECT
6. 2" DIA. X 15 GA. GALV. IRON PIPE STAKES 2'-0" LENGTH, DRILL TWO 5/16" DIA. HOLES 3/4" FROM TOP TO SECURE WIRE
7. FINISH GRADE
8. FERTILIZER TABLETS PER PLANTING NOTES
9. TREE ROOTBALL: 5 & 15 GAL 1" ABOVE GRADE, 24" BOX & LARGER 3" ABOVE GRADE, TAPER ROOTBALL TO GRADE
10. PREPARED BACKFILL PER PLANTING NOTES
11. 6" ZONE OF OVER-EXCAVATED AND RE-COMPACTED NATIVE SOIL
12. SEE TREE ROOTBALL DRAINAGE AND AERATION DETAIL THIS SHEET

SECTION
SCALE: 1" = 1'-0"

48" BOX & LGR.

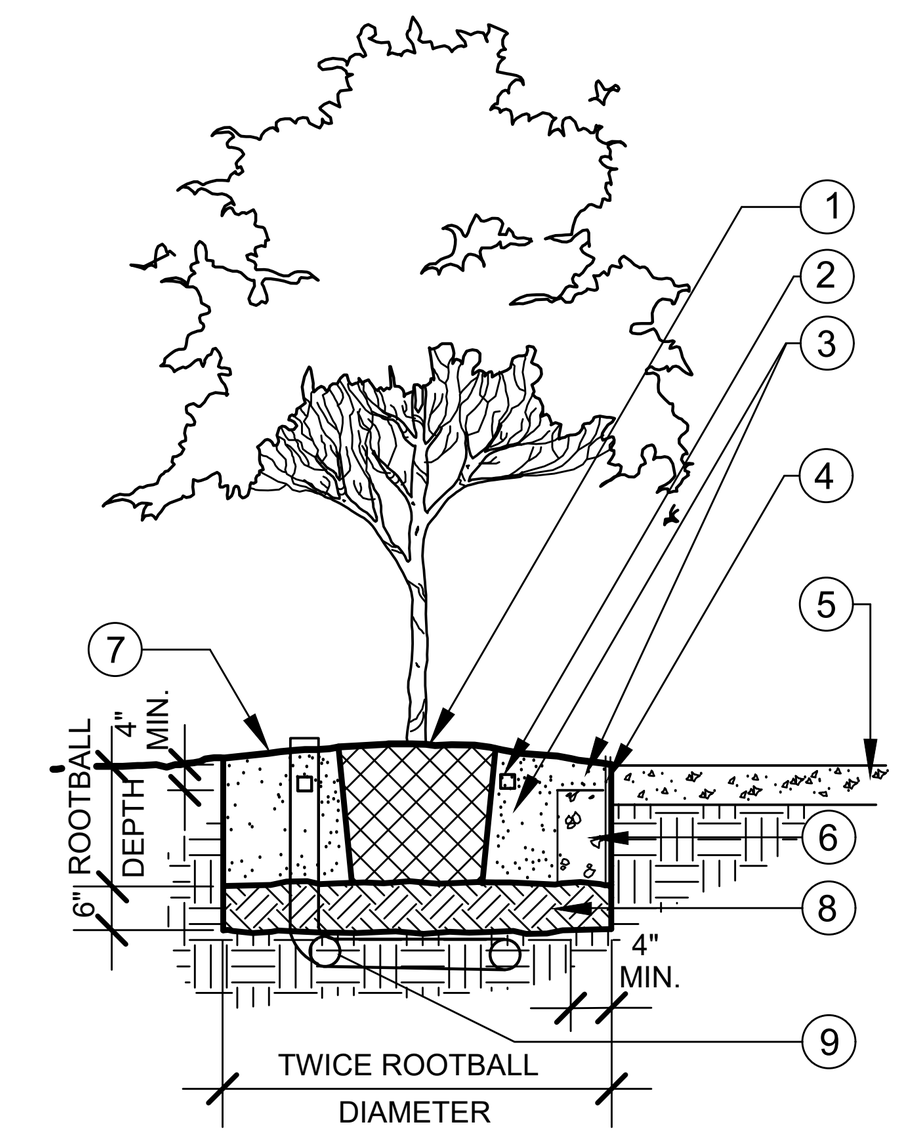
B STANDARD TREE STAKING — 15 GAL & LARGER



1. TREE TRUNK
2. 2" DIA. x 12' LONG MIN. LODGE POLE PINE STAKES: ONE STAKE FOR 5 GAL.,TWO STAKES FOR 15 GAL. AND 24" BOX TREES. 3" DIAMETER x 12' LONG STAKES FOR 36" BOX AND LARGER.
3. NEW 1/2" DIA. GREEN REINFORCED GARDEN HOSE, 18" LONG LOOPED AT EACH BRANCH WITH SINGLE STRAND OF #12 GALVANIZED WIRE. FASTEN TO STAKE BY DRILLING THROUGH THE CENTER AND THREADING THE WIRE THROUGH. WRAP WIRE ONCE AROUND STAKE AND TWIST TO SECURE. PROVIDE 2 TIES FOR 5 GAL. & 3 TIES FOR 15 GAL. AND LARGER TREES.
4. TREE ROOTBALL: 5 & 15 GAL 1" ABOVE GRADE, 24" BOX & LARGER 3" ABOVE GRADE, TAPER ROOTBALL TO GRADE
5. 4" HIGH WATER RETENSION BASIN. FORM FROM PLANT PIT EXCAVATION. MAY BE RAKED OUT PRIOR TO OTHER WORK AS DIRECTED BY LANDSCAPE ARCHITECT
6. FINISH GRADE
7. FERTILIZER TABLETS PER PLANTING NOTES
8. PREPARED BACKFILL PER PLANTING NOTES
9. 6" ZONE OF OVER-EXCAVATED AND RE-COMPACTED NATIVE SOIL
10. SEE TREE ROOTBALL DRAINAGE AND AERATION DETAIL THIS SHEET

SECTION
SCALE: 1" = 1'-0"

C TREE PLANTING WITH ROOT BARRIER

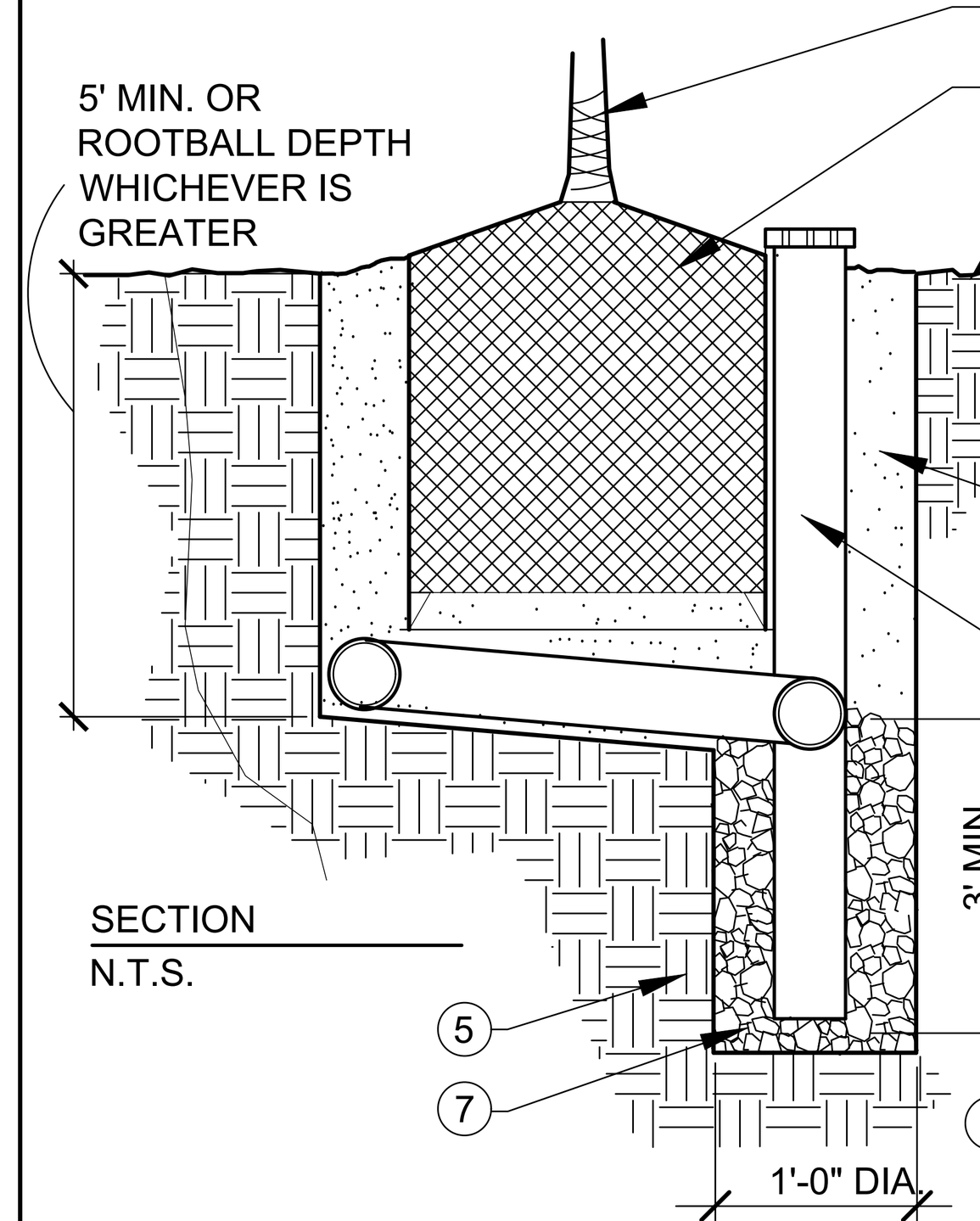


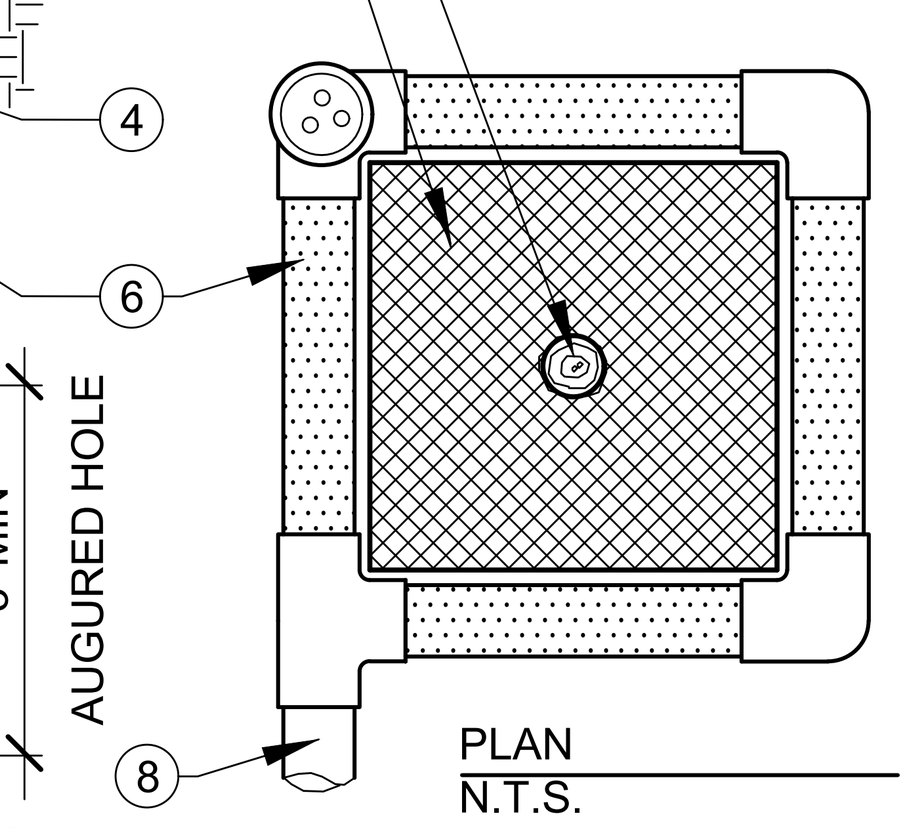
1. TREE ROOTBALL: 5 & 15 GAL. 1" ABOVE GRADE, 24" BOX & LARGER 3" ABOVE GRADE, TAPER ROOTBALL TO GRADE
2. FERTILIZER TABLETS PER PLANTING NOTES
3. PREPARED BACKFILL PER PLANTING NOTES
4. ROOT GUARD BARRIER MODEL# UB24-2 BARRIER SHALL CONFORM TO AGENCY STANDARD REFER TO NOTE 1 & 3 THIS DETAIL.
5. USE ROOT BARRIERS WHERE-EVER TREES ARE PLANTED WITHIN,5' OF ANY STRUCTURE, CONCRETE FLATWORK, CURB AND GUTTER, UTILITIES, ECT.
6. 3/4" CRUSHED ROCK
7. FINISH GRADE
8. 6" ZONE OF OVER EXCAVATED AND RE-COMPACTED NATIVE SOIL
9. SEE TREE ROOTBALL DRAINAGE AND AERATION DETAIL THIS SHEET

NOTE:
1. ROOT GUARD BARRIER AVAILABLE FROM; DEEP ROOT PARTNERS, L.P. 345 LORTON AVENUE, SUITE 103 BURLINGAME, CA 94010 (414) 344-1464
2. REFER TO APPROPRIATE TREE GUYING OR STAKING DETAIL.
3. ROOT BARRIER SHALL HAVE A MINIMUM DEPTH OF 24" WITH A MINIMUM THICKNESS OF 0.06" BARRIERS SHALL BE 16 FEET LONG CENTERED ON TREE TRUNK, IN ONE CONTINUOUS PIECE (PREFERRED) OR IN A COMBINATION OF PIECES, SECURELY FASTENED WITH ADHESIVE, IF APPROPRIATE, AT JOINT POINTS. BARRIERS SHALL BE INSTALLED IMEDIATELY ADJACENT TO SIDEWALK/HARDSCAPE ELEMENTS WITH A 1" MIN. 2" MAX OVERLAY W/ BOTTOM OF HARDSCAPE ELEMENT.

SECTION
SCALE: 1" = 1'-0"

D TREE ROOTBALL DRAINAGE AND AERATION





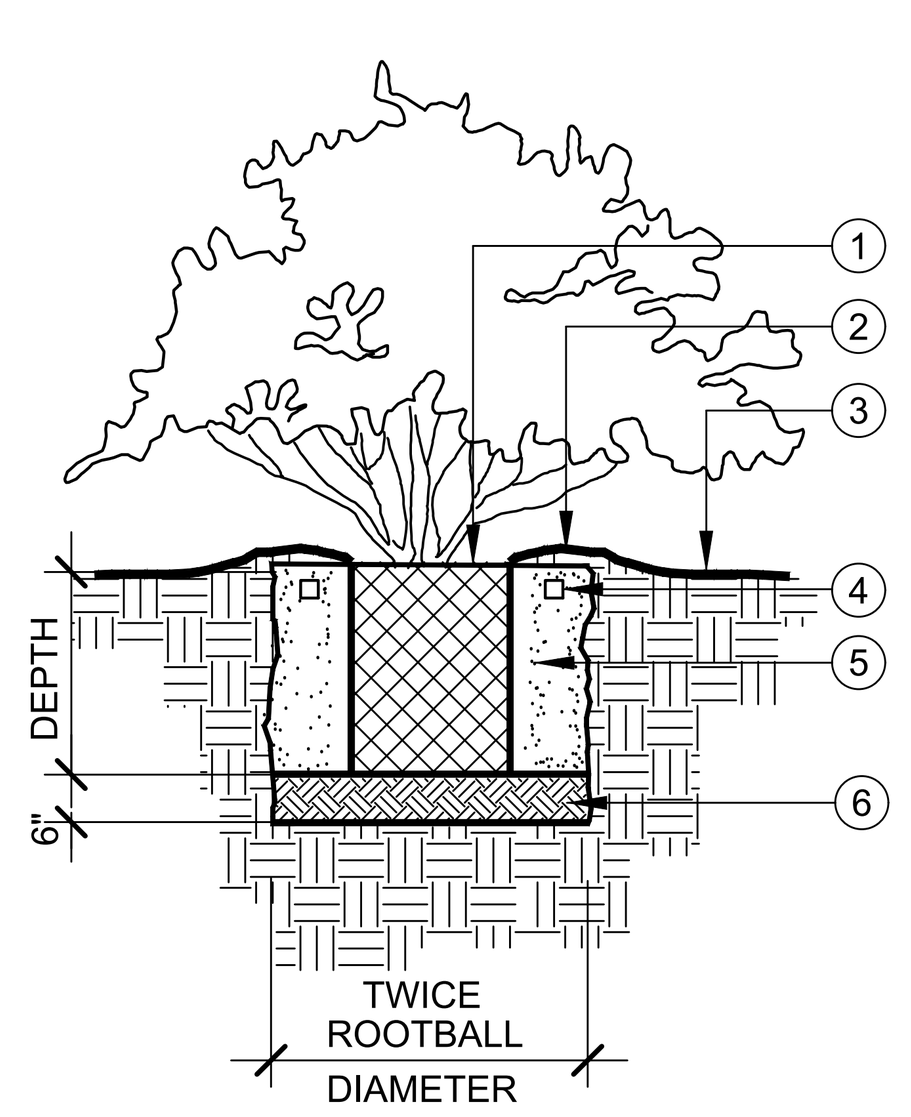
OLIVE TREE SUBDRAIN NOTE:
THE CONTRACTOR SHALL VERIFY THAT THE SUBDRAIN INVERTS ARE AT 5'-0" MINIMUM BELOW GRADE PER THE PRECISE GRADE PLAN. VERIFY OLIVE TREE ROOT BALLS DO NOT EXCEED 5'-0" MINIMUM DEPTH PRIOR TO ORDERING OLIVE TREES AND INSTALLING SUBDRAINS. ALL TRENCHING SHALL BE RECOMPACTED TO 90% BELOW ROOT BALL PRIOR TO EXCAVATING PLANT PIT FOR OLIVE TREE.

1. SEE SPECIMEN TREE PLANTING DETAILS FOR TYP. INSTALLATION & NOTES.
2. TREE ROOTBALL, CROWN SHALL BE 1" OR 3" ABOVE FIN. GRD. PER THE PLANTING DETAILS SHAVE TO GRADE AS REQUIRED.
3. FINISH GRADE.
4. 3" MIN. COVER CONT. BACKFILL PER SOILS REPORT.
5. UNDISTURBED SUB-GRD. OR PROPERLY RE-COMPACTED FILL.
6. 3" DIA. PERFORATED CORRIGATED POLYETHYLENE TUBING W/ SAND FILTER SOCK TIED AROUND BOTTOM END. WRAP TUBING AROUND ENTIRE BOTTOM OF ROOT BALL. EXTEND TUBING INTO AUGERED HOLE AND VERTICALLY ABOVE FIN. GRADE. CUT 2" ABOVE FIN. GRADE AND TERMINATE W/3" DIA PERFORATED PLASTIC SNAP END CAP.
7. 3/8" PEA GRAVEL BACKFILL AROUND PERFORATED PIPE.
8. 4" DIA. P.V.C. DRAINLINE TIE INTO ADJACENT DRAINLINE PER CONST. PLAN & CIVIL ENG. PLAN. (COORD. AS REQ'D)

24" BOX & LGR.

SECTION
SCALE: 1"=1'-0"

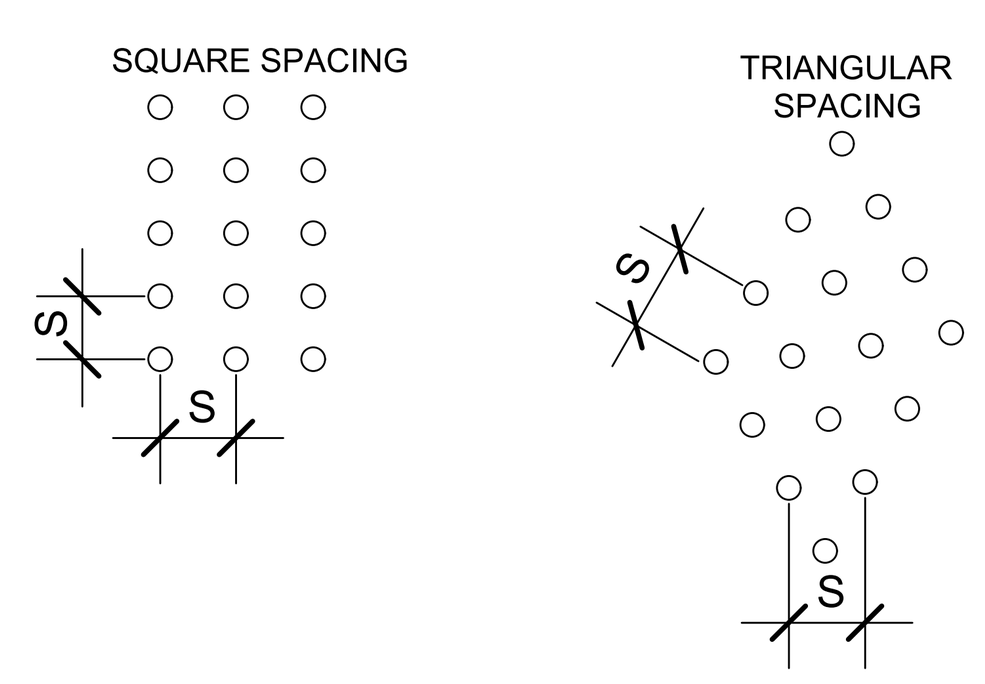
E SHRUB AND VINE PLANTING



1. ROOTBALL CROWN SHALL BE 1" ABOVE FINISH GRADE AVOID PLANTING SHRUBS DIRECTLY IN FRONT OF IRRIGATION SPRAY HEADS PROVIDE CLEARANCE WHEN POSSIBLE
2. 3" HIGH WATER RETENSION BASIN. FORM FROM PLANT PIT EXCAVATION. MAY BE RAKED OUT PRIOR TO OTHER WORK AS DIRECTED BY LANDSCAPE ARCHITECT
3. FINISH GRADE
4. FERTILIZER TABLETS PER PLANTING NOTES
5. PREPARED BACKFILL PER PLANTING NOTES
6. 6" ZONE OF OVER-EXCAVATED AND RE-COMPACTED NATIVE SOIL

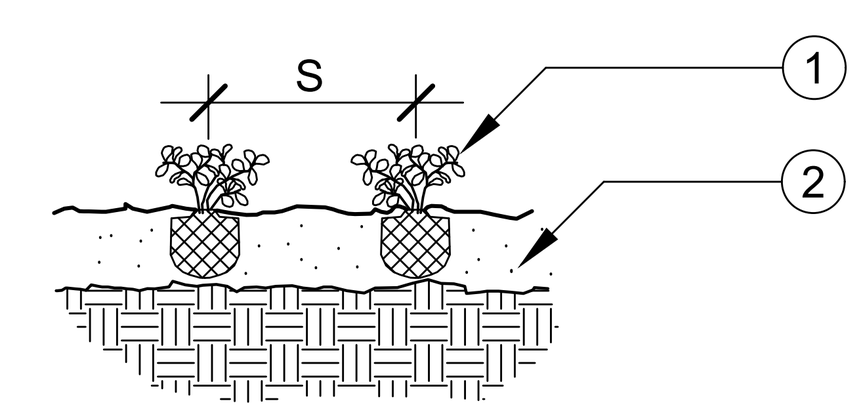
SECTION
SCALE: 1" = 1'-0"

F GROUND COVER LOCATION AND SPACING



S	SQ. FT. PLANTS WILL COVER	
	64 PLANTS	100 PLANTS
4"	7 SQ. FT.	11 SQ. FT.
6"	16 SQ. FT.	25 SQ. FT.
8"	28 SQ. FT.	44 SQ. FT.
10"	45 SQ. FT.	70 SQ. FT.
12"	64 SQ. FT.	100 SQ. FT.
15"	100 SQ. FT.	156 SQ. FT.
18"	144 SQ. FT.	225 SQ. FT.
24"	256 SQ. FT.	400 SQ. FT.

'S' REFERS TO SPACING

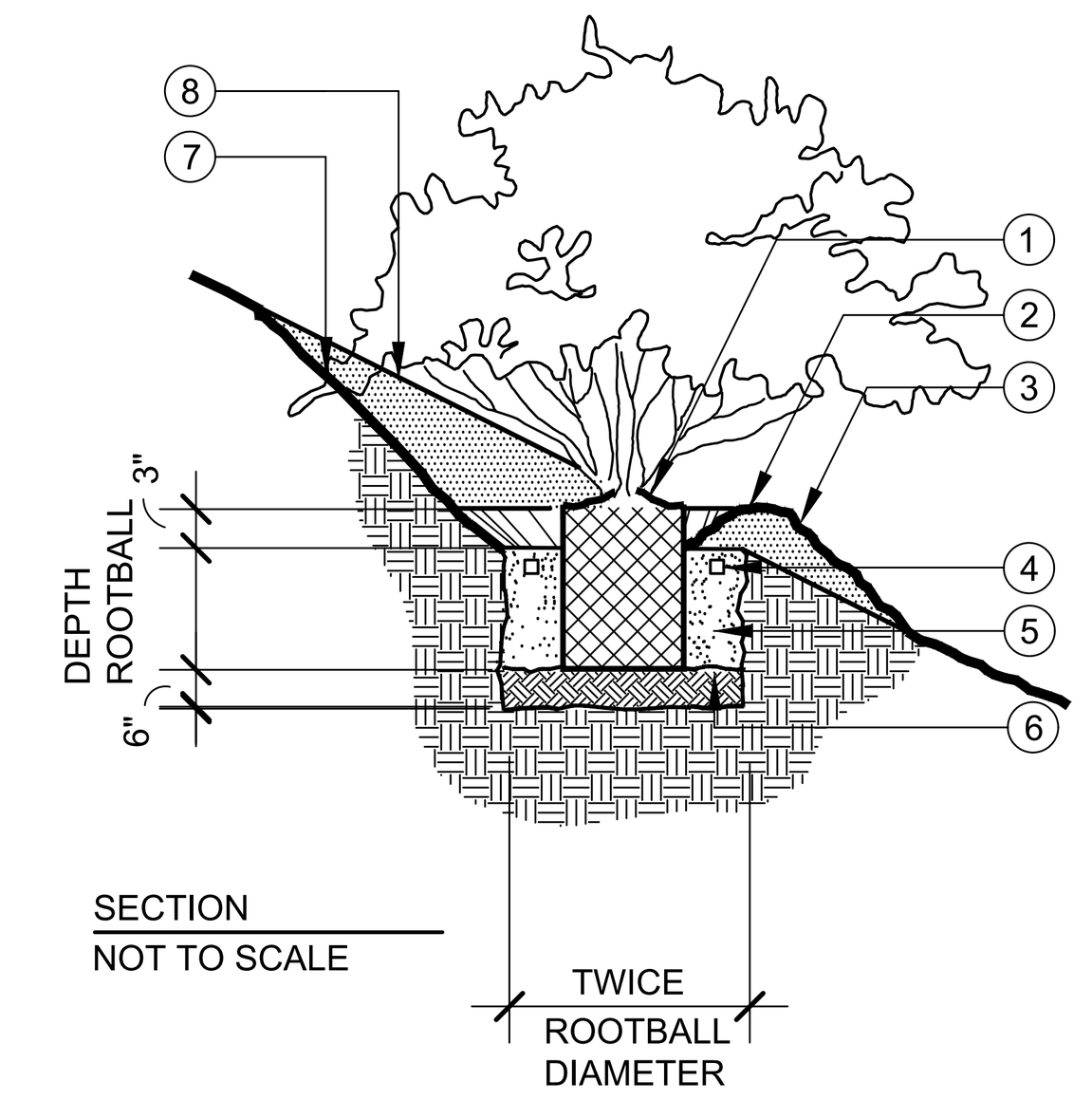


1. GROUND COVER TO BE PLANTED IN FLATS. CUTTINGS, LINERS OR 1 GAL. CONTAINERS PER PLANS
2. SOIL PREP - REFER TO PLANTING NOTES

REFER TO PLANTING NOTES FOR ADDITIONAL SPECIFICATIONS

SECTION
NOT TO SCALE

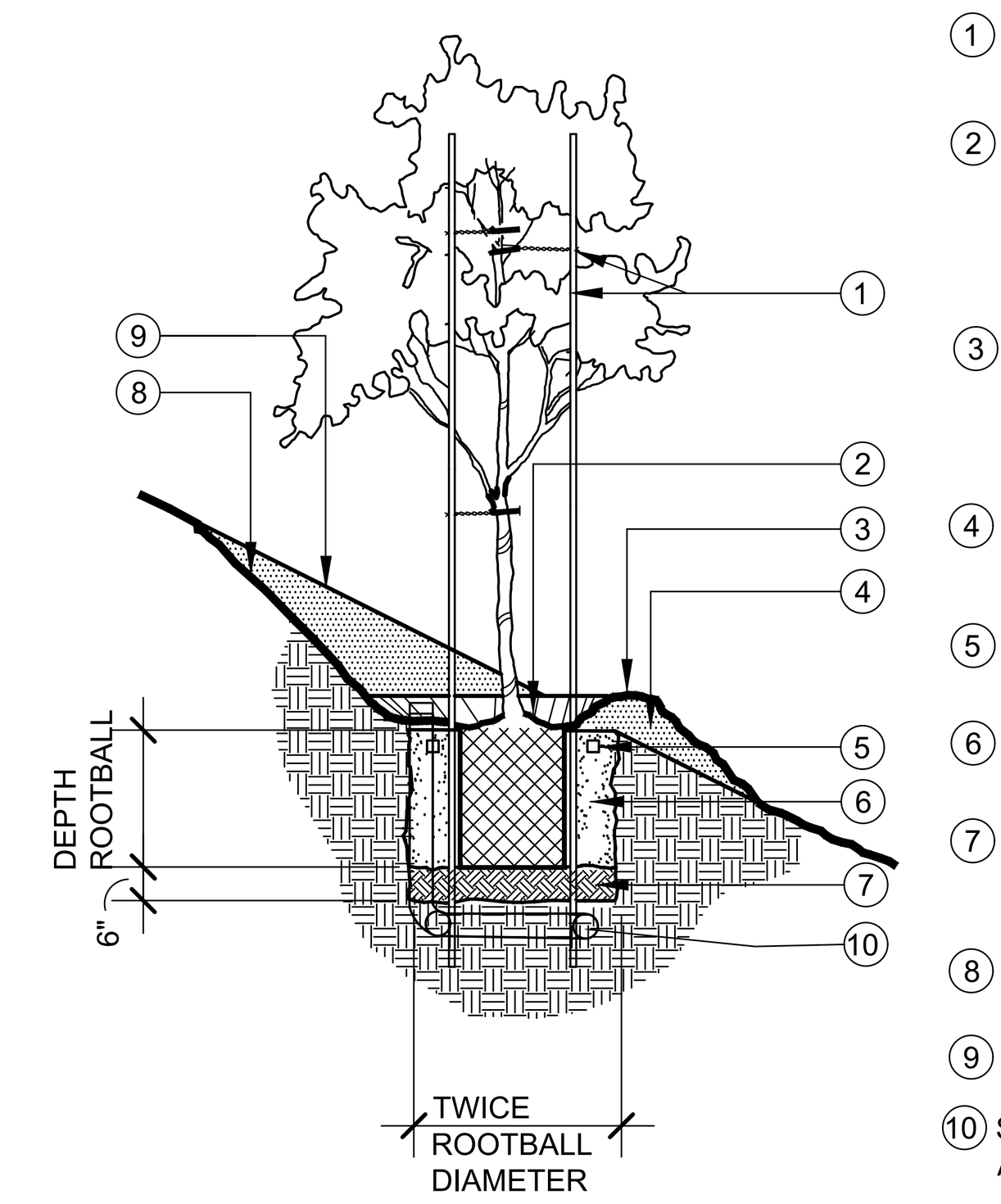
G SHRUB PLANTING ON SLOPE



1. SHRUB ROOTBALL: CROWN SHALL BE 3" ABOVE FIN. SLOPE GRADE @ LOWER AND UPHILL SIDE
2. 3" HIGH WATER RETENTION BASIN, FORM WITH SOIL EXCAVATED FROM UPHILL SIDE OF SHRUB
3. 1:1 MAX. COMPACTED TAPER FILL AT FRONT PLANT PIT
4. FERTILIZER TABLETS PER PLANTING NOTES
5. PREPARED BACKFILL PER PLANTING NOTES
6. 6" ZONE OF OVER-EXCAVATED AND RE-COMPACTED NATIVE SOIL
7. 1:1 MAX. CUT SLOPE BEHIND PLANT PIT
8. EXISTING SLOPE

SECTION
SCALE: 1"=1'-0"

H STANDARD TREE STAKING ON SLOPES



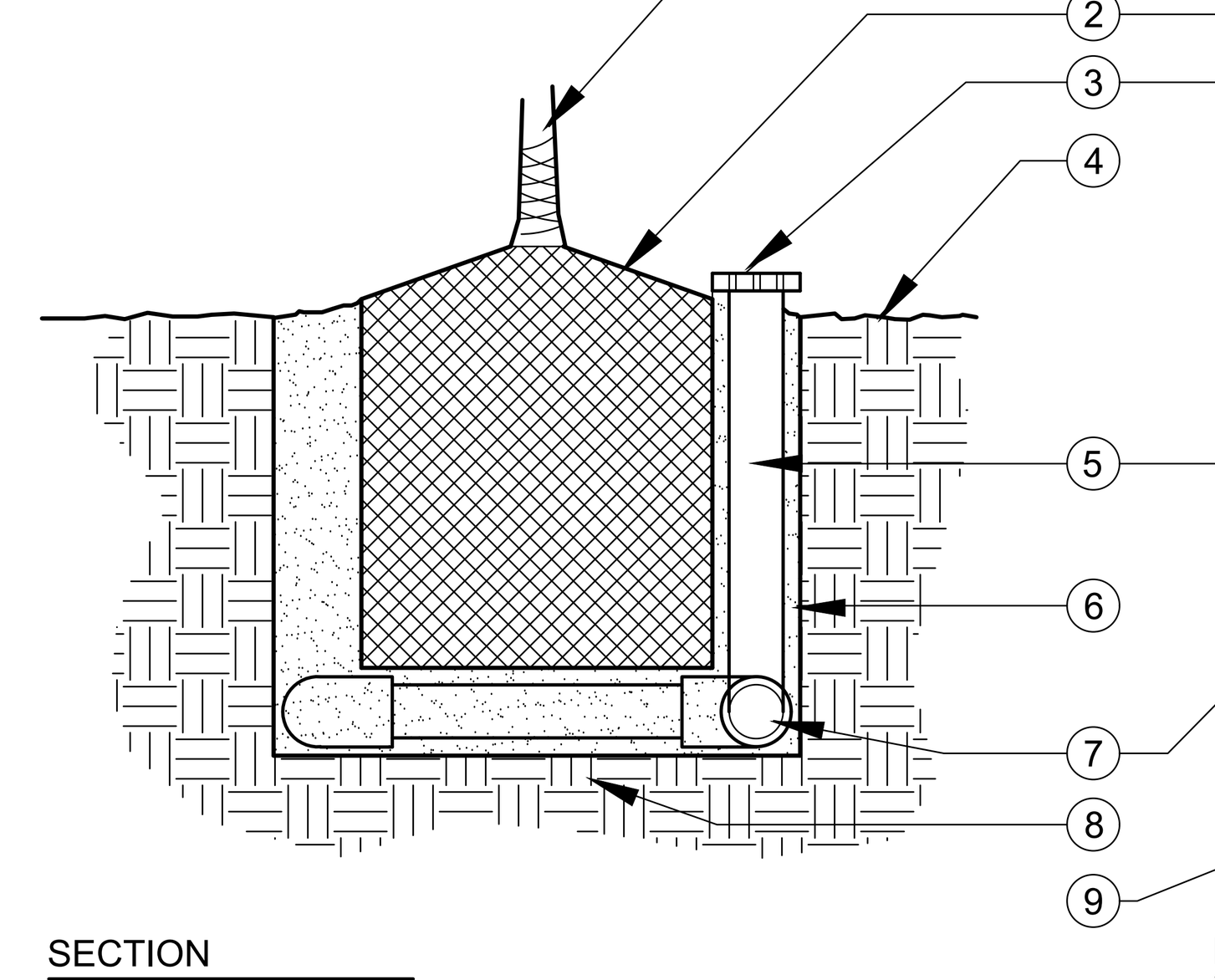
1. TREE STAKING PER DETAIL, THIS SHEET
2. TREE ROOTBALL: 5 & 15 GAL 1" ABOVE GRADE, 24" BOX & LARGER 3" ABOVE GRADE, TAPER ROOTBALL TO GRADE
3. 4" HIGH WATER RETENSION BASIN, FORM WITH SOIL EXCAVATED FROM UPHILL SIDE OF TREE
4. 1:1 MAX. COMPACTED TAPER FILL AT FRONT PLANT PIT
5. FERTILIZER TABLETS PER PLANTING NOTES
6. PREPARED BACKFILL PER PLANTING NOTES
7. 6" ZONE OF OVER-EXCAVATED AND RE-COMPACTED NATIVE SOIL
8. 1:1 MAX. CUT SLOPE BEHIND PLANT PIT
9. EXISTING SLOPE
10. SEE TREE ROOTBALL DRAINAGE AND AERATION DETAIL THIS SHEET

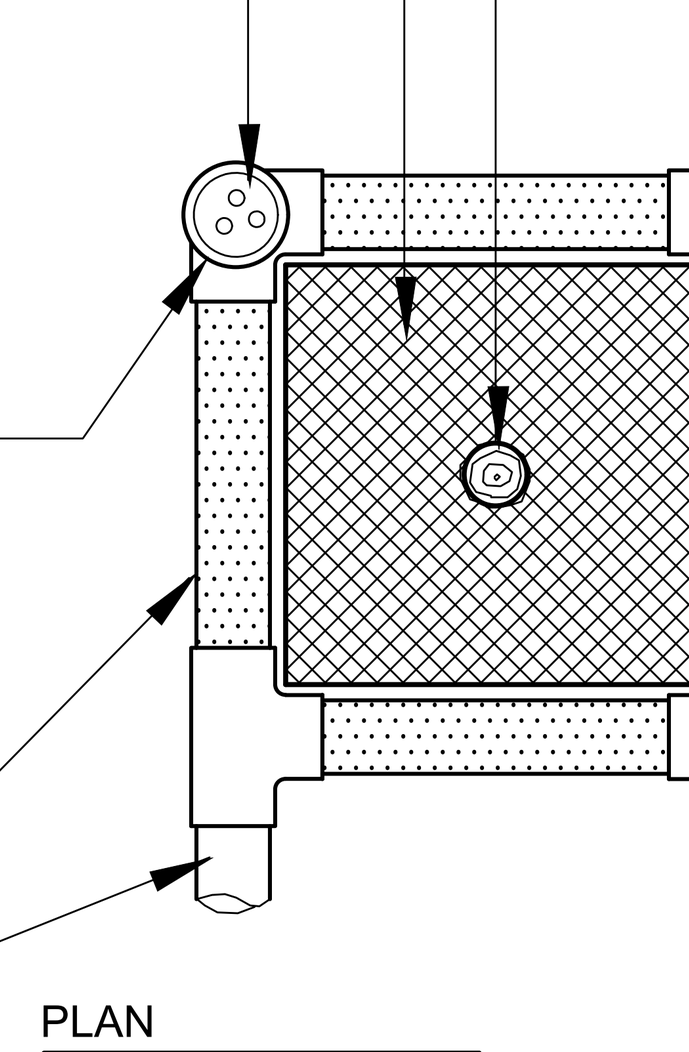
SECTION
SCALE: 1"=1'-0"

48" BOX & SM.

I TREE ROOT BARRIER

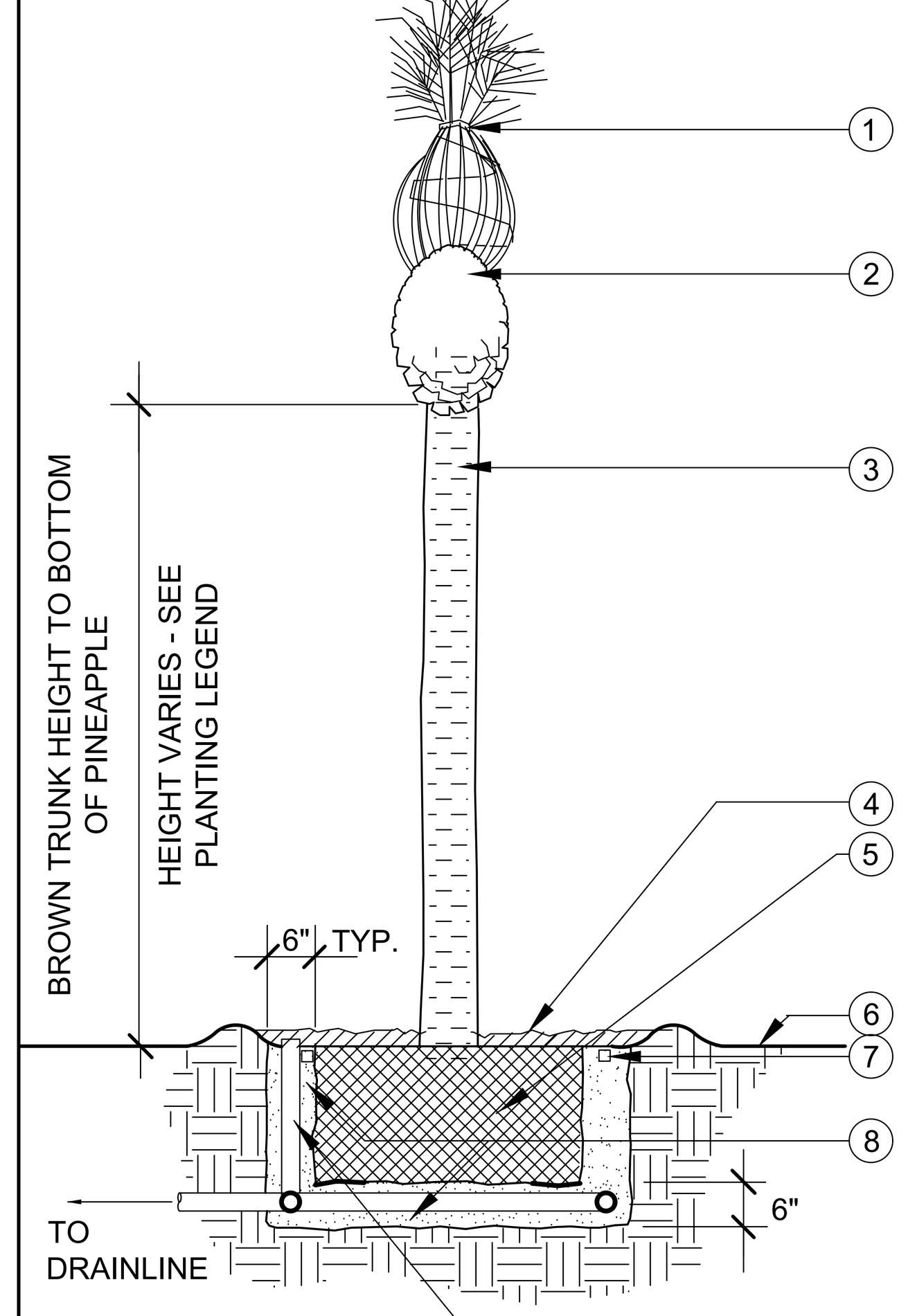
OLIVE TREE SUBDRAIN NOTE:
THE CONTRACTOR SHALL VERIFY THAT THE SUB-DRAIN INVERTS ARE AT 5'-0" MINIMUM BELOW GRADE PER THE PRECISE GRADE PLAN. VERIFY OLIVE TREE ROOT BALLS DO NOT EXCEED 5'-0" MINIMUM DEPTH PRIOR TO ORDERING OLIVE TREES AND INSTALLING SUB-DRAINS. ALL TRENCHING SHALL BE RE-COMPACTED TO 90% BELOW ROOT BALL PRIOR TO EXCAVATING PLANT PIT FOR OLIVE TREE.





1. SEE SPECIMEN TREE PLANTING DETAILS FOR TYP. INSTALLATION & NOTES.
2. TREE ROOTBALL, CROWN SHALL BE 4" ABOVE FIN. GRD. SHAVE TO GRD. AS REQUIRED.
3. 3" DIA. ABS PERFERATED DRAIN PIPE WITH FILTER SOCK.
4. FINISH GRADE.
5. 3" DIA. ABS VERT DRAIN LINE WITH FILTER SAND 2" CLR. OF FIN. GRD.
6. 3" MIN. COVER CONT. BACKFILL PER SOILS REPORT.
7. 3" DIA. PERFORATED ABS DRAINLINE W/CONT. FILTER FABRIC WRAP.
8. UNDISTURBED SUB-GRD. OR PROPERLY RE-COMPACTED FILL.
9. 4" DIA. P.V.C. DRAINLINE TIE INTO ADJACENT DRAINLINE PER CONST. PLAN & CIVIL ENG. PLAN. (COORD. AS REQ'D)

J PALM PLANTING

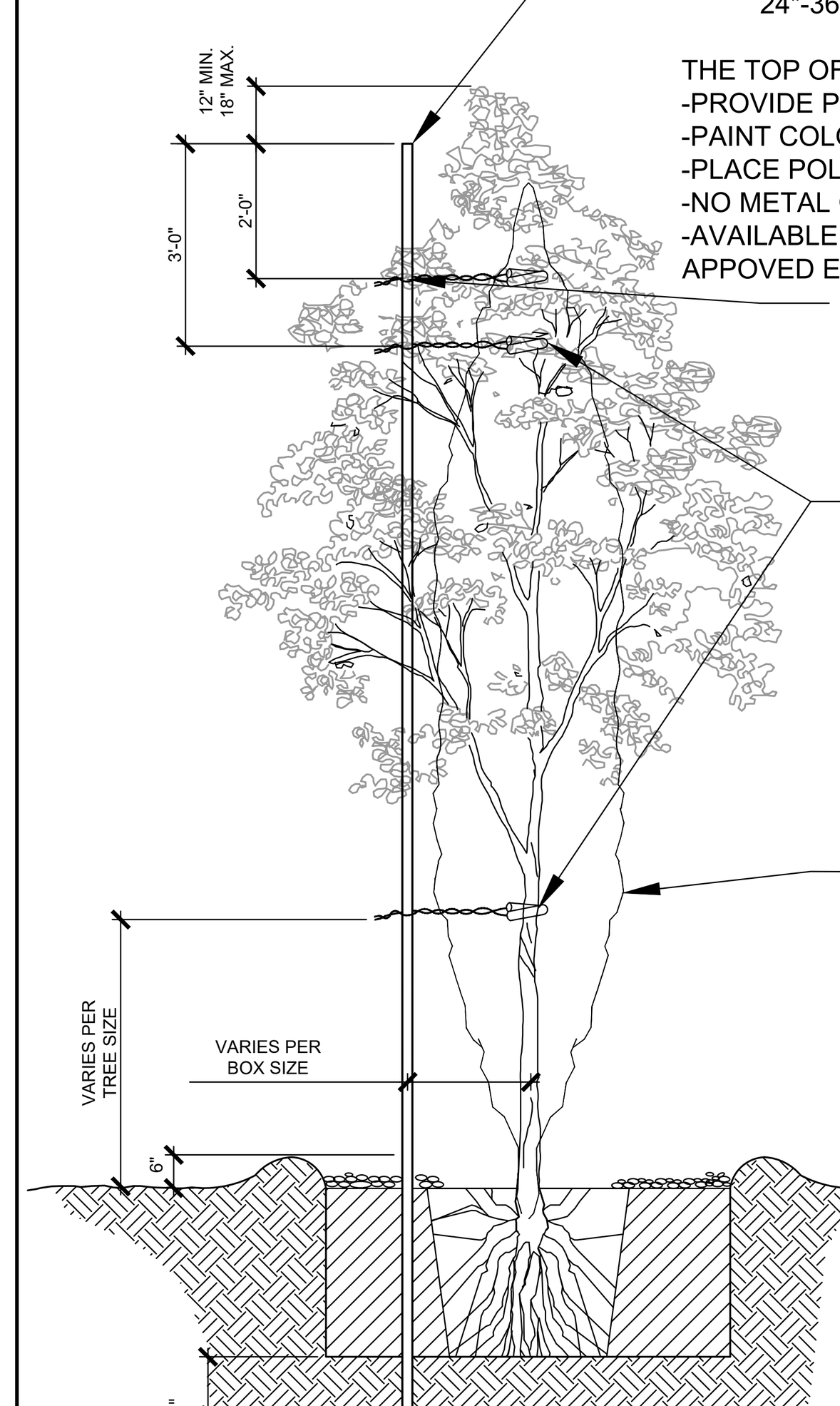


1. ORGANIC TWINE BY NURSERY
2. FROND NODE BASE/PINEAPPLE W/OBLONG CONFIGURATION.
3. PALM TRUNK TO BE STRAIGHT AND INSTALLED VERTICAL(PLUMB).
4. SAND BACKFILL @ FINISH GRADE
5. ROOTBALL
6. FINISHED GRADE
7. FERTILIZER TABLETS PER PLANTING NOTES.
8. PLANT PIT BACKFILL 100% WASHED PLASTER SAND.
9. ROOTBALL DRAINLINE AND AERATION RISER PER DRAINAGE AND AERATION DETAIL ON THIS SHEET

NOTE:
ALL BACKFILL TO BE WATER JETTED DURING PLANTING FOR MAXIMUM STABILITY.

SECTION
SCALE: 1"=1'-0"

K LOPHOSTEMON PLANTING



SCH. 40 GALVANIZED STEEL STAKE, SIZE:
5-15 GALLON: 1-1/2" DIA. X 10.5' LONG
24"-36" BOX: 1-1/2" DIA. X 21' LONG WITH AN EXCEPTION FOR CYPRESS. THE POLE SHOULD BE 12" HIGHER THAN THE TOP OF THE CYPRESS TREE.
-PROVIDE PIPE THREADS AND COUPLING AT TOP OF STAKE, TYP.
-PAINT COLOR: 2 COATS MATTE BLACK
-PLACE POLE IN BACK AND OUT OF PUBLIC VIEW.
-NO METAL CAPS
-AVAILABLE THROUGH: SULLIVAN & MANN COMPANY (714) 665-2460; OR APPOVED EQUAL

(2) ¼" HOLES DRILLED THROUGH THE STAKE TO ACCEPT TREE TIE. FIRST HOLE IS 24" FROM TOP OF STAKE & THE SECOND HOLE IS 36" FROM TOP OF STAKE.

V.I.T. HOSE AND WIRE TREE SUPPORTS: HW 36, WIRE LENGTH 36" FOR 24"-36" BOX TREES. WIRE CAN BE TRIMMED IF NECESSARY.
-AVAILABLE THROUGH: SULLIVAN & MANN COMPANY (800) 640-4020 OR V.I.T. COMPANY INC. (800) 729-1314. OR APPROVED EQUAL.

ITALIAN CYPRESS

NOTE:
-THIS DETAIL IS FOR CUPRESSUS AND LOPHOSTEMON TREES 24" BOX AND LARGER
-FOR CUPRESSUS, (2) TREE TIES SHALL BE LOCATED NEAR TOP OF STAKE, FOR LOPHOSTEMON, (1) TREE TIE SHALL BE LOCATED NEAR TOP OF STAKE AND (1) TREE TIE SHALL BE LOCATED MIDWAY BETWEEN FINISH GRADE AND UPPER SUPPORT.

SECTION
SCALE: ⅜" = 1'-0"

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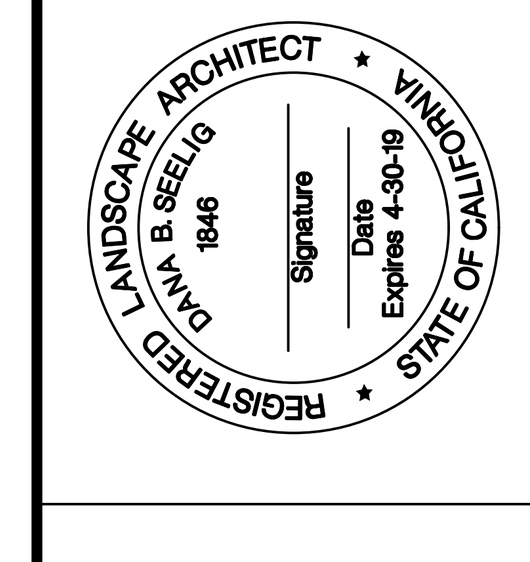

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PROJECT
RANCHO LA HABRA - PA1 AND PA5
VESTING TENTATIVE
TRACT NO. 17845
CALATLANTIC GROUP

COMMUNITY PLANTING PLANS

DESIGN DEVELOPMENT PLANS

DATE	DESCRIPTION

DATE	DESCRIPTION

JOB NUMBER:	1730227
ISSUE DATE:	11-10-17
DRAWN BY:	TW, SC, CF, AH
CHECKED BY:	DS

TITLE
PLANTING DETAILS

SHEET
L.4.301

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CALATLANTIC GROUP
RANCHO LA HABRA
LA HABRA, CA
VESTING TENTATIVE TRACT NO. 17845
COMMUNITY PLANTING PLANS - PA 2

DIGALERT
DIAL TOLL FREE
1-800-227-2600
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SEVICE ALERT OF SOUTHERN CALIFORNIA

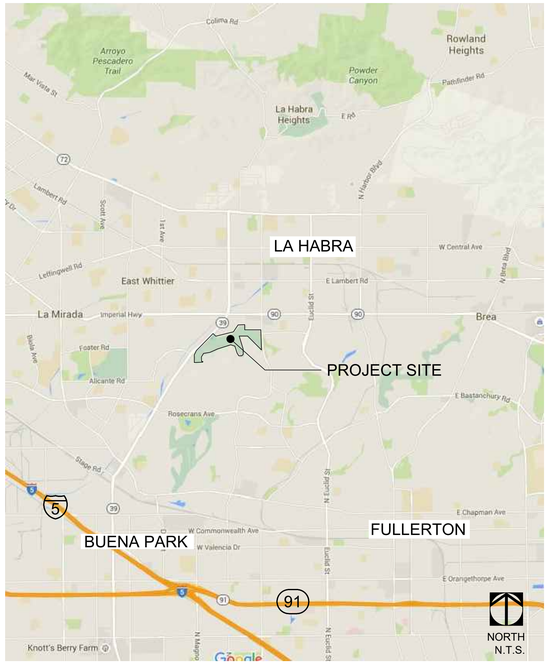
ABBREVIATIONS

PA	PLANTING AREA
TP	TOP OF PILASTER
TF	TOP OF FENCE
TW	TOP OF WALL
FS	FINISH SURFACE
FG	FINISH GRADE
BC	BACK OF CURB
FC	FACE OF CURB
HP	HIGH POINT
NIC	NOT IN CONTRACT
TYP	TYPICAL
	FLOW LINE 2% MIN.
	SHEET FLOW 2% MIN.

SUBMITTAL LOG

SUBMITTAL	DATE
DESIGN DEVELOPMENT	09-15-2017
DESIGN DEVELOPMENT	11-10-2017

VICINITY MAP



GENERAL NOTES:

GENERAL NOTES - STANDARD PLANS

1. THE LANDSCAPE DESIGN SHOWN WITHIN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE WITH THE ONGOING COLLABORATION OF CALATLANTIC GROUP, THE CITY OF LA HABRA, AND THE RANCHO LA HABRA DESIGN TEAM.

SHEET INDEX

SHEET	TITLE	REVISION	DATE	SHEET	TITLE	REVISION	DATE
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L.0.101	OVERALL KEY MAP						
L.4.000	PLANTING SCHEDULE						
L.4.001	PLANTING NOTES						
L.4.101	OVERALL PLANTING PLAN						
L.4.102	OVERALL PLANTING PLAN						
L.4.103	OVERALL PLANTING PLAN						
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L.4.115	PLANTING ENLARGEMENTS - PRIMARY ENTRY						
L.4.116	PLANTING ENLARGEMENTS - COMMUNITY POOL						
L.4.117	PLANTING ENLARGEMENTS - INTERNAL SLOPE						
L.4.301	PLANTING DETAILS						

NOTES:

NOTIFICATIONS

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EMAIL: DON@CANDELAENGINEERING.COM

APPROVALS

PLAN CHECK #

CITY OF LA HABRA DEPARTMENT OF RECREATION AND PARKS

ACCEPTED (PRINT NAME) | SIGNATURE | DATE

CITY OF LA HABRA PLANNING DEPARTMENT

ACCEPTED (PRINT NAME) | SIGNATURE | DATE

CITY OF LA HABRA BUREAU OF STREET SERVICES - URBAN FORESTRY

ACCEPTED (PRINT NAME) | SIGNATURE | DATE

CITY OF LA HABRA BUREAU OF STREET SERVICES

ACCEPTED (PRINT NAME) | SIGNATURE | DATE

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REGISTERED LANDSCAPE ARCHITECT
JAY B. SEELIG
5646
Signature
Date
Expires 4-30-19
STATE OF CALIFORNIA

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PROJECT
RANCHO LA HABRA - PA 2
VESTING TENTATIVE
TRACT NO. 17845
CALATLANTIC GROUP
COMMUNITY PLANTING PLANS

DESCRIPTION	DATE

DESIGN DEVELOPMENT PLANS

JOB NUMBER:	1730227
ISSUE DATE:	11-10-17
DRAWN BY:	TW, SC, CF, AH
CHECKED BY:	DS

TITLE
TITLE SHEET

SHEET
L.0.000

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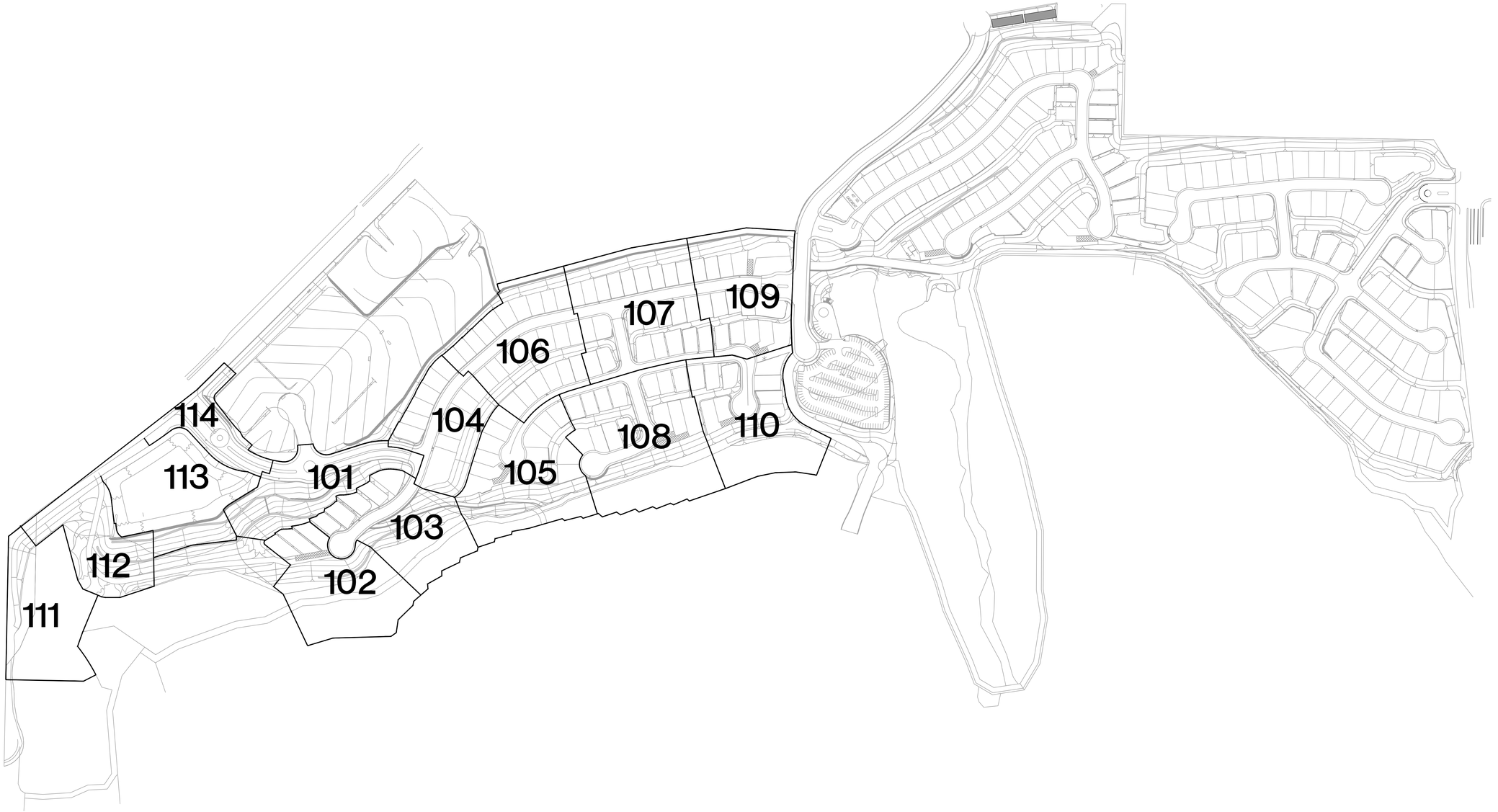

NORTH

0 160 320

SCALE: 1"=160'-0"

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REGISTERED LANDSCAPE ARCHITECT
DAVID B. SEELIG
1846
Signature
Date
Expires 4-30-19
STATE OF CALIFORNIA

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PROJECT

RANCHO LA HABRA - PA 2
VESTING TENTATIVE
TRACT NO. 17845
CALATLANTIC GROUP

COMMUNITY PLANTING PLANS

DATE	DESCRIPTION	DATE	DESCRIPTION

DESIGN DEVELOPMENT PLANS

JOB NUMBER:	1730227
ISSUE DATE:	11-10-17
DRAWN BY:	TW, SC, CF, AH
CHECKED BY:	DS

TITLE

OVERALL KEY MAP

SHEET

L.0.101

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MASTER LANDSCAPE SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	O.C. SPACING	QUANTITY	REMARKS
TREES						
	AFROCARPUS GRACILIOR	YEW PINE	24" BOX OR PER PLAN		0	
	ARBUTUS UNEDO	STRAWBERRY TREE	24" BOX OR PER PLAN		0	
	CHITALPA X TASHKENTENSIS	MORNING CLOUD CHITALPA	24" BOX OR PER PLAN		0	
	CINNAMOMUM CAMPHORA	CAMPHOR TREE	24" BOX OR PER PLAN		16	
	CUPANIOPSIS ANACARDIOIDES	CARROTWOOD	24" BOX OR PER PLAN		0	
	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	24" BOX OR PER PLAN		0	
	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	24" BOX OR PER PLAN		11	
	LIGUSTRUM LUCIDUM	GLOSSY PRIVET	24" BOX OR PER PLAN		0	
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX OR PER PLAN		0	
	MELALEUCA LINARIFOLIA	FLAX LEAF PAPERBARK	24" BOX OR PER PLAN		0	
	MELALEUCA QUINQUENERVIA	CAJEPUT TREE	24" BOX OR PER PLAN		0	
	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL OLIVE TREE	18' X 18' FIELD DUG		0	
	PHEONIX DACTYLIFERA 'MEDJOOL'	MEDJOOL DATE PALM	24" BOX OR PER PLAN		4	
	PINUS BRUTIA VAR. ELDARICA	AFGHAN PINE	24" BOX OR PER PLAN		75	
	PLATANUS x. ACERIFOLIA 'YARWOOD'	YARWOOD LONDON PLANE TREE	24" BOX OR PER PLAN		34	
	PLATANUS x. ACERIFOLIA 'COLUMBIA'	COLUMBIA LONDON PLANE TREE	24" BOX OR PER PLAN		15	
	PLATANUS x. HISPANICA 'BLOODGOLD'	BLOODGOOD LONDON PLANE TREE	24" BOX OR PER PLAN		0	
	PLATANUS MEXICANA	MEXICAN SYCAMORE	24" BOX OR PER PLAN		11	
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	24" BOX OR PER PLAN		13	
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX OR PER PLAN		31	
	QUERCUS ILEX	HOLLY OAK	24" BOX OR PER PLAN		27	
	QUERCUS SUBER	CORK OAK	24" BOX OR PER PLAN		0	
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	24" BOX OR PER PLAN		65	
	SAMBUCUS MEXICANA	MEXICAN ELDERBERRY	24" BOX OR PER PLAN	20'-0" O.C. OR AS SHOWN ON PLAN	0	
	SALIX EXIGUA	NARROWLEAF WILLOW	24" BOX OR PER PLAN	20'-0" O.C. OR AS SHOWN ON PLAN	0	
	SALIX GOODDINGII	GOODDINGS WILLOW	24" BOX OR PER PLAN	20'-0" O.C. OR AS SHOWN ON PLAN	0	
	SALIX LAEVIGATA	RED WILLOW	24" BOX OR PER PLAN	20'-0" O.C. OR AS SHOWN ON PLAN	0	
	SALIX LASIOLEPIS	ARROYO WILLOW	24" BOX OR PER PLAN	20'-0" O.C. OR AS SHOWN ON PLAN	0	
	SALIX LUCIDA	SHINING WILLOW	24" BOX OR PER PLAN	20'-0" O.C. OR AS SHOWN ON PLAN	0	
	UMBELLULARIA CALIFORNICA	CALIFORNIA BAY TREE	24" BOX OR PER PLAN		5	
SHRUBS AND GROUNDCOVERS						
	ACACIA REDOLENS 'DESERT CARPET'	PROSTRATE ACACIA	1 GAL	8'-0" O.C.	PER ENLARGEMENT	
	ACMISPON GLABER	DEERWEED	1 GAL	2'-0" O.C.	PER ENLARGEMENT	
	AGAVE AMERICANA	CENTURY PLANT	15 GAL	8'-0" O.C. OR AS SHOWN ON PLAN	PER ENLARGEMENT	
	ALOE ARBORESCENS	TORCH ALOE	5 GAL	5'-0" O.C. OR AS SHOWN ON PLAN	PER ENLARGEMENT	
	ALOE BARBADENSIS	ALOE VERA	5 GAL	2'-0" O.C.	PER ENLARGEMENT	
	ALOE CAMERONII	STARFISH ALOE	5 GAL	2'-0" O.C.	PER ENLARGEMENT	
	ARISTIDA PURPUREA	PURPLE THREE AWN	2" POTS	1'-6" O.C.	PER ENLARGEMENT	
	BACCHARIS CONSANGUINEA	COYOTE BRUSH	1 GAL	8'-0" O.C.	PER ENLARGEMENT	
	BACCHARIS PILULARIS 'PIGEON POINT'	DWARF COYOTE BRUSH	1 GAL	8'-0" O.C.	PER ENLARGEMENT	
	BACCHARIS SALICIFOLIA	MULE FAT	1 GAL	15'-0" O.C.	PER ENLARGEMENT	
	BACCHARIS 'STARN'	STARN COYOTE BRUSH	1 GAL	5'-0" O.C.	PER ENLARGEMENT	
	CAREX DIVULSA	BERKELEY SEDGE	1 GAL	2'-6" O.C.	PER ENLARGEMENT	
	CAREX PRAEGRACILIS	CALIFORNIA FIELD GRASS	1 GAL	2'-6" O.C.	PER ENLARGEMENT	
	CEANOTHUS 'FROSTY BLUE'	FROSTY BLUE CALIFORNIA LILAC	15 GAL	15'-0" O.C.	PER ENLARGEMENT	
	CEANOTHUS 'JOYCE COULTER'	JOYCE COULTER CEANOTHUS	5 GAL	6'-0" O.C.	PER ENLARGEMENT	
	CEANOTHUS THYRSIFLORUS VAR. GRISEUS 'YANKEE POINT'	YANKEE POINT CEANOTHUS	1 GAL	8'-0" O.C.	PER ENLARGEMENT	
	CISTANTHE GRANDIFLORA	ROCK PURSLANE	5 GAL	3'-0" O.C.	PER ENLARGEMENT	
	CRASSULA MULTICAVA	FAIRY CRASSULA	1 GAL	1'-6" O.C.	PER ENLARGEMENT	
	CRASSULA OVATA	JADE PLANT	5 GAL	3'-0" O.C.	PER ENLARGEMENT	
	CRASSULA OVATA 'GOLLOM'	GOLLOM JADE	5 GAL	2'-0" O.C.	PER ENLARGEMENT	
	CRASSULA OVATA 'HUMMEL'S SUNSET'	GOLDEN JADE	5 GAL	2'-6" O.C.	PER ENLARGEMENT	
	CRASSULA OVATA 'PINK BEAUTY'	PINK JADE PLANT	5 GAL	3'-0" O.C.	PER ENLARGEMENT	
	CRASSULA RIPPLE	RIPPLE JADE	5 GAL	1'-0" O.C. OR AS SHOWN ON POT PLAN	PER ENLARGEMENT	
	ELAEAGNUS PUNGENS	FRUITLAND SILVERBERRY	15 GAL	6'-0" O.C.	PER ENLARGEMENT	
	ENCELIA CALIFORNICA	COAST SUNFLOWER	1 GAL	3'-0" O.C.	PER ENLARGEMENT	
	ERIOGONUM FASCICULATUM	CALIFORNIA BUCKWHEAT	1 GAL	2'-0" O.C.	PER ENLARGEMENT	
	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	1 GAL	5'-0" O.C.	PER ENLARGEMENT	
	FESTUCA LONGIFOLIA	HARD FESCUE	2" ROSE POTS OR SEED MIX	1'-0" O.C.	PER ENLARGEMENT	
	FESTUCA MAIREI	ATLAS FESCUE	2" ROSE POTS	2'-6" O.C.	PER ENLARGEMENT	
	FESTUCA MICROSTACHYS	SMALL FESCUE	2" POTS	1'-0" O.C.	PER ENLARGEMENT	
	FESTUCA RUBRA	RED FESCUE	2" ROSE POTS OR SEED MIX	1'-0" O.C.	PER ENLARGEMENT	
	FESTUCA RUBRA 'MOLATE'	CREEPING RED FESCUE	2" ROSE POTS OR SEED MIX	1'-0" O.C.	PER ENLARGEMENT	
	FESTUCA 'SISKIYOU BLUE'	SISKIYOU BLUE FESCUE	2" ROSE POTS OR SEED MIX	1'-0" O.C.	PER ENLARGEMENT	
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	5'-0" O.C.	PER ENLARGEMENT	
	HETEROMELES ARBUTIFOLIA	TOYON	1 GAL	8'-0" O.C.	PER ENLARGEMENT	
	ISOCOMA MENZIESII	MENZIE'S GOLDENBRUSH	SEED ONLY	N/A	PER ENLARGEMENT	
	JUNCUS EFFUSUS	COMMON RUSH	1 GAL	8'-0" O.C.	PER ENLARGEMENT	
	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL	4'-0" O.C.	PER ENLARGEMENT	
	JUNCUS TEXTILIS	BASKET RUSH	1 GAL	6'-0" O.C.	PER ENLARGEMENT	
	LANTANA MONTEVIDENSIS	TRAILING LANTANA	5 GAL	5'-0" O.C.	PER ENLARGEMENT	
	LASTHENIA CALIFORNICA	CALIFORNIA GOLDFIELD	SEED ONLY	N/A	PER ENLARGEMENT	
	LEYMUS CONDENSATUS 'CANYON PRINCE'	CANYON PRINCE GIANT WILD RYE	1 GAL	4'-0" O.C.	PER ENLARGEMENT	
	LEYMUS TRITICOIDES	CREEPING WILD RYE	2" ROSE POTS	2'-0" O.C.	PER ENLARGEMENT	
	LUPINUS BICOLOR	MINIATURE LUPINE	1 GAL	2'-0" O.C.	PER ENLARGEMENT	
	MAHONIA AQUIFOLIUM	OREGON GRAPE	5 GAL	8'-0" O.C. OR AS SHOWN ON PLAN	PER ENLARGEMENT	
	MIMULUS AURANTIACUS	STICKY MONKEY FLOWER	1 GAL	3'-0" O.C.	PER ENLARGEMENT	
	MUHLENBERGIA CAPILLARIS	PINK MUHLYGRASS	1 GAL	3'-0" O.C.	PER ENLARGEMENT	
	MUHLENBERGIA LINDHEIMERI	LINDHEIMER'S MUHLY	1 GAL	5'-0" O.C.	PER ENLARGEMENT	
	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	5'-0" O.C.	PER ENLARGEMENT	
	PENNISETUM ORIENTALE 'TALL TAILS'	TALL TAIL FOUNTAIN GRASS	1 GAL	3'-0" O.C.	PER ENLARGEMENT	
	PENNISETUM SPATHIOLATUM	SLENDER VELDT GRASS	2" ROSE POTS	2'-0" O.C.	PER ENLARGEMENT	
	PORTULACARIA AFRA 'MINIMA'	DWARF ELEPHANT FOOD	5 GAL	3'-0" O.C.	PER ENLARGEMENT	
	RHAMUS CALIFORNICA 'EVE CASE'	COFFEEBERRY	1 GAL	6'-0" O.C.	PER ENLARGEMENT	
	RHUS INTEGRIFOLIA	LEMONADE BERRY	1 GAL	8'-0" O.C.	PER ENLARGEMENT	
	SALVIA 'ALLEN CHICKERING'	ALLEN CHICKERING SAGE	1 GAL	5'-0" O.C.	PER ENLARGEMENT	
	SALVIA 'BEE'S BLISS'	BEE'S BLISS SAGE	1 GAL	5'-0" O.C.	PER ENLARGEMENT	
	SALVIA CHAMAEDRYOIDES	GERMANDER SAGE	1 GAL	3'-0" O.C.	PER ENLARGEMENT	
	SALVIA CLEVELANDII	BLUE SAGE	1 GAL	5'-0" O.C.	PER ENLARGEMENT	
	SALVIA MELLIFERA	BLACK SAGE	1 GAL	5'-0" O.C.	PER ENLARGEMENT	
	SENECIO SERPENS	BLUE CHALKSTICKS	1 GAL	1'-0" O.C.	PER ENLARGEMENT	
	SISYRINCHIUM BELLUM	WESTERN BLUE-EYED GRASS	1 GAL	2'-0" O.C.	PER ENLARGEMENT	
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GAL	1'-6" O.C.	PER ENLARGEMENT	
	TURF	TURF	SODDED TURF	N/A	PER ENLARGEMENT	
	EXISTING SLOPE PLANTING TO REMAIN				PER ENLARGEMENT	
	EXISTING SLOPE FIRE FUEL MOD				PER ENLARGEMENT	
VINES					PER ENLARGEMENT	
	GREWIA OCCIDENTALIS	LAVENDER STAR FLOWER	15 GAL		PER ENLARGEMENT	
	HARDENBERGIA VIOLACEA 'HAPPY WANDERER'	PURPLE VINE LILAC	15 GAL		PER ENLARGEMENT	
	LONICERA HILDEBRANDIANA	GIANT BURMESE HONEYSUCKLE	15 GAL		PER ENLARGEMENT	
	MACFADYENA UNGUIS CATI	CATS CLAW VINE	15 GAL		PER ENLARGEMENT	
	DISTICTIS BUCCINATORIA	BLOOD RED TRUMPET VINE	15 GAL		PER ENLARGEMENT	

BrightView Design Group

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www.brightview.com

REGISTERED LANDSCAPE ARCHITECT DAVID S. SELLERS 5646 Signature Date 10-30-17 Expires STATE OF CALIFORNIA

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RANCHO LA HABRA - PA 2
VESTING TENTATIVE
TRACT NO. 17845
CALATLANTIC GROUP

COMMUNITY PLANTING PLANS

PROJECT

DESCRIPTION	DATE

DESIGN DEVELOPMENT PLANS

JOB NUMBER:	1730227
ISSUE DATE:	11-10-17
DRAWN BY:	TW, SC, CF, AH
CHECKED BY:	DS

TITLE

PLANTING SCHEDULE

SHEET

L.4.000

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1 2 3 4 5 6 7

I. CONTRACTOR'S LANDSCAPE WORK RESPONSIBILITIES:

A. SCOPE OF WORK: THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, TRANSPORTATION AND SERVICES NECESSARY TO FURNISH AND INSTALL ALL CONSTRUCTION ELEMENTS AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN.

B. CONFORMANCE: ALL PLANTING WORK SHALL CONFORM TO APPLICABLE LOCAL, COUNTY AND/OR STATE CODES, REGULATIONS AND RULES, INCLUDING BUT NOT LIMITED TO THE 2013 CALIFORNIA BUILDING CODE.

C. LICENSE: ALL WORK SHALL BE PERFORMED BY A C-27 CALIFORNIA LICENSED CONTRACTOR.

D. PE**RMITS AND INSPECTIONS**: THE CONTRACTOR SHALL OBTAIN, COORDINATE AND PAY FOR ANY AND ALL PERMITS, FEES AND AGENCY INSPECTIONS AS REQUIRED.

E. INSURANCE: THE CONTRACTOR SHALL CARRY ALL WORKMEN'S COMPENSATION, PUBLIC LIABILITY AND PROPERTY DAMAGE INSURANCE AS REQUIRED BY ALL APPLICABLE CODES, REGULATIONS AND BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

F. SITE VERIFICATION: PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL VERIFY, AT THE JOB SITE, ALL CONDITIONS AND DIMENSIONS SHOWN ON THE PLANS AFFECTING THE INTENDED DESIGN OF THE LANDSCAPE WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY.

G. LIABLE FOR ENCROACHMENT: THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ENCROACHMENT ONTO ADJACENT PROPERTY, RIGHT-OF-WAYS, EASEMENTS, SET-BACKS OR ANY OTHER LEGAL PROPERTY RESTRICTIONS EITHER MARKED OR UNMARKED.

H. COORDINATION OF ACTIVITIES: THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF HIS ACTIVITIES WITH ALL OTHER TRADES.

I. FIELD STAKING: PRIOR TO INSTALLATION, THE CONTRACTOR SHALL LOCATE BY STAKES, OR OTHER MEANS, ALL CONTAINER TREES, SHRUBS AND VINE LOCATIONS AND HEADER BOARD/MOW CURB LAYOUT.

J. NOTIFICATION OF DISCREPANCIES: ANY DISCREPANCIES BETWEEN THE FIELD CONDITIONS AND THE CONTRACT DOCUMENTS AND/OR THE DESIGN INTENT AFFECTING THE SUCCESSFUL COMPLETION AND COST OF THE PROJECT SHALL BE REPORTED TO THE OWNER'S AUTHORIZED REPRESENTATIVE AND RESOLVED BY THE DESIGN/BUILD TEAM.

K. LIABLE FOR DAMAGE: THE CONTRACTOR SHALL BE LIABLE FOR DAMAGE TO ALL UTILITIES, CONSTRUCTION, IRRIGATION AND PLANTING ELEMENTS, EXISTING OR NEW, THAT HAVE BEEN MARKED BY USA ALERT OR LOCATED AND IDENTIFIED AS EXISTING, AND SHALL REPAIR OR REPLACE ANY DAMAGED IMPROVEMENTS IN A MANNER ACCEPTABLE TO THE OWNER'S AUTHORIZED REPRESENTATIVE.

L. LIABLE FOR LOSS: THE CONTRACTOR SHALL BE RESPONSIBLE AND LIABLE FOR ANY LOSS TO HIS EQUIPMENT, PARTS AND MATERIALS ON THIS PROJECT UNTIL COMPLETION AND ACCEPTANCE OF THE JOB IN WRITING BY THE OWNER'S AUTHORIZED REPRESENTATIVE

M. WRITTEN GUARANTEE: ALL WORK SHALL BE GUARANTEED BY CONTRACTOR AS TO THE MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FOLLOWING THE DATE OF FINAL ACCEPTANCE OF PROJECT. THE CONTRACTOR SHALL PROVIDE A WRITTEN GUARANTEE ON HIS LETTERHEAD AT THE TIME OF THE FINAL INSPECTION.

N. WRITTEN CERTIFICATION: THE CONTRACTOR SHALL PROVIDE A WRITTEN CERTIFICATION THAT THE CONSTRUCTION WORK IS INSTALLED IN FULL COMPLIANCE WITH THE CONTRACT DOCUMENTS. ANY APPROVED SUBSTITUTIONS OR DEVIATIONS FROM THE PLANS OR SPECIFICATIONS SHALL BE NOTED. THIS CERTIFICATION SHALL BE ON THE CONTRACTOR LETTERHEAD WITH HIS SIGNATURE AND CALIFORNIA CONTRACTOR'S LICENSE NUMBER.

0. PLANT MATERIALS APPROVAL: THE CONTRACTOR SHALL, WITHIN FIFTEEN (15) WORKING DAYS FOLLOWING AWARD OF CONTRACT, SUBMIT TO THE OWNER AND LANDSCAPE ARCHITECT A COMPLETE LIST OF REQUIRED CONTAINER AND FLATTED GROUNDCOVER MATERIAL. THE LIST SHALL INCLUDE EACH TREE, SHRUB AND GROUNDCOVER; THEIR BOTANICAL AND COMMON NAME; EACH REQUIRED QUANTITY AND SIZE; THEIR NURSERY SOURCE LOCATIONS AND NURSERY SALES PERSON TO CONTACT; THEIR SPECIFICATIONS AS TO HEIGHT, SPREAD AND TRUNK CALIPER AT ONE FOOT (1') ABOVE GRADE (FOR TREES). A REPRESENTATIVE PHOTO OF EACH REQUIRED TREE SHALL ACCOMPANY THE SUBMITTAL.

P. STATE CIVIL CODE TITLE 7: TO THE EXTENT THAT THIS PROJECT IS GOVERNED BY TITLE 7 OF THE STATE CIVIL CODE, THE CONTRACTOR SHALL CONFORM WITH THE FUNCTIONALITY REQUIREMENT OF TITLE 7 OF THE CIVIL CODE.

II. OWNER'S LANDSCAPE WORK RESPONSIBILITIES:

A. LANDSCAPE RESPONSIBILITIES: THE OWNER WILL BE DIRECTLY RESPONSIBLE FOR ALL ASPECTS OF CONSTRUCTION INCLUDING ALL LANDSCAPE INSPECTIONS. ALL FIELD MEETINGS SHALL BE INITIATED BY THE CONTRACTOR AND COORDINATED WITH THE OWNER'S AUTHORIZED REPRESENTATIVE. CONTRACTOR SHALL BE IN A SUPPORT OBSERVATION ROLE TO THE OWNER PROVIDING INTERPRETIVE ADVICE ONLY IN ACCORDANCE WITH THE OBSERVATION SCHEDULE AS NOTED.

B. DETERMINING LEGAL AND PHYSICAL ELEMENTS: OWNER SHALL BE RESPONSIBLE FOR DETERMINING PROPERTY LINES, RIGHT-OF-WAYS, TRACT BOUNDARIES, GRADES, EASEMENTS, UTILITY LOCATIONS (ABOVE AND BELOW GRADE) ANY OTHER LEGAL OR PHYSICAL ELEMENTS, AS REQUIRED, FOR THE SUCCESSFUL COMPLETION OF THE WORK. CONTRACTOR SHALL NOT BE PERMITTED TO PROCEED WITH ANY WORK WITHOUT DETERMINATION OF THE ABOVE INFORMATION.

C. ROUGH GRADE: OWNER SHALL PROVIDE ROUGH GRADE TO WITHIN 1/10TH OF ONE FOOT OF FINISH GRADE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FINISH GRADE AND DRAINAGE OF ALL CONSTRUCTION ELEMENTS AT SPECIFIED GRADIENT.

D. SITE DISCREPANCIES: ALL DISCREPANCIES IN SITE CONDITIONS, DRAWINGS OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IT IS THE OWNER'S RESPONSIBILITY TO CONSULT THE CONTRACTOR PRIOR TO ANY FURTHER WORK IN THAT AREA. ANY UNREPORTED DISCREPANCY AND CONTINUED WORK WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER'S AUTHORIZED REPRESENTATIVE SHALL BE AT THE CONTRACTOR'S RISK AND EXPENSE.

III. REQUIRED FIELD OBSERVATION WORK:

A. REQUIRED FIELD OBSERVATION WORK: THESE PLANS WERE PREPARED WITH THE UNDERSTANDING THAT THE OWNER OF SAID PLANS WILL USE BRIGHTVIEW DESIGN GROUP TO PROVIDE 'FULL' CONTRACT SERVICES INCLUDING FIELD OBSERVATION SERVICES DURING CONSTRUCTION. FAILURE TO USE BRIGHTVIEW DESIGN GROUP TO PROVIDE AND COMPLETE THE FIELD OBSERVATION SERVICES SET FORTH HEREIN WILL SIGNIFICANTLY INCREASE THE RISK OF LOSS RESULTING, AMONG OTHER CAUSES, FROM MISINTERPRETATION OF THE INTENT OF THE DESIGN, UNAUTHORIZED MODIFICATIONS THERETO, AND FAILURE TO DETECT ERRORS AND OMISSIONS IN THE PLANS AND SPECIFICATIONS BEFORE THEY BECOME COSTLY MISTAKES BUILT INTO THE PROJECT. THEREFORE, IN THE EVENT THAT BRIGHTVIEW DESIGN GROUP IS OTHERWISE PRECLUDED FROM COMPLETING THE FIELD OBSERVATION SERVICES SET FORTH HEREIN, THE OWNER, OR SUBSEQUENT OWNER (INDIVIDUALS OR CORPORATIONS WHO HAVE PURCHASED THESE PLANS WITH THE PROJECT), AGREES TO HOLD HARMLESS, INDEMNIFY, AND DEFEND BRIGHTVIEW DESIGN GROUP AND THEIR CONSULTANTS FROM AND AGAINST ANY AND ALL CLAIMS.

IV. LANDSCAPE ARCHITECT'S LANDSCAPE FIELD OBSERVATION SCHEDULE:

I. FIELD OBSERVATION COORDINATION: THE FOLLOWING OBSERVATIONS SHALL BE INITIATED BY CONTRACTOR AND COORDINATED THROUGH THE OWNER'S AUTHORIZED REPRESENTATIVE. THE CONTRACTOR SHALL NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE NOT LESS THAN FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY OBSERVATION. CONTINUED WORK WITHOUT OBSERVATION OF THESE PHASES OF WORK IS AT THE CONTRACTOR RISK, WITH ANY REQUIRED CHANGE OR MODIFICATIONS AT THE CONTRACTOR EXPENSE.

J. CONTRACTOR ORIENTATION/PRE-CONSTRUCTION MEETING: THIS MEETING SHALL BE CONDUCTED TO DISCUSS THE SPECIFICATIONS, POSSIBLE DISCREPANCIES, SITE CONDITIONS AND OTHER ASPECTS OF THE PROJECT CONSTRUCTION WORK SUCH AS PERSONNEL, SCHEDULE AND REQUIREMENTS FOR STARTING WORK.

K. WEED ABATEMENT: THIS OBSERVATION SHALL BE PERFORMED AFTER THE WEED ABATEMENT CYCLE HAS BEEN COMPLETED TO REVIEW THE DEGREE OF WEED KILL.

L. PLANT MATERIAL APPROVAL, LAYOUT AND FINE GRADE OBSERVATION: THIS OBSERVATION VISIT SHALL BE PERFORMED AFTER PLACEMENT OR STAKING IN THE FIELD OF ALL PLANT MATERIALS PER THE PLANS. CONTAINER PLANTS SHALL BE PLACED ON SITE. BOXED SPECIMENS SHALL BE STAKED AS TO LOCATION.

M. PROGRESS/INSTALLATION INSPECTIONS: PERIODIC INSPECTIONS SHALL BE PERFORMED BY THE OWNER'S AUTHORIZED REPRESENTATIVE DURING CONSTRUCTION OPERATIONS TO ENSURE CONFORMANCE TO PLANS AND SPECIFICATIONS.

N. PLANT MATERIAL/HYDROSEED/PRE-MAINTENANCE OBSERVATION: THIS OBSERVATION WILL BE PERFORMED TO REVIEW ALL WORK UNDER THE CONTRACT FOR COMPLETENESS. SCHEDULING SHALL COINCIDE WITH ANY HYDROSEEDING WORK TO BE PERFORMED UNDER THIS CONTRACT.

O. MAINTENANCE OBSERVATIONS: THESE OBSERVATION VISITS SHALL BE PERFORMED AT THE END OF EACH THIRTY (30) DAY INTERVAL OF THE MAINTENANCE PERIOD TO ENSURE CONFORMANCE WITH THE MAINTENANCE SPECIFICATIONS.

P. FINAL OBSERVATION/PROJECT SUBSTANTIAL CONFORMANCE: THIS OBSERVATION VISIT WILL BE PERFORMED TO REVIEW ALL ASPECTS OF THE CONTRACTED WORK PRIOR TO RELEASING THE PROJECT TO THE OWNER.

V. SCOPE OF LANDSCAPE WORK:

A. BASE SHEETS: BASE SHEETS WERE DERIVED FROM BASE DATA:

PREPARED BY: HUNSAKER & ASSOCIATES
TITLE: VESTING TENTATIVE TRACT NO. 17845
DATED: 03-29-2016 REVISED: XX-XX-XXXX

B. HORTICULTURAL SOILS REPORT:

PREPARED BY: PENDING
TITLE: PENDING
DATED: REVISED:

C. GENERAL PLANTING NOTES:

1. SITE PREPARATION: PRIOR TO PROCEEDING WITH ANY WORK UNDER THIS CONTRACT, THE CONTRACTOR SHALL REMOVE ALL ROCKS, WEEDS, DEBRIS, AND OTHER EXTRANEOUS MATERIAL FROM THE JOB SITE AND DISPOSE OF IT OFF-SITE IN A SUITABLE AND LAWFUL MANNER.

2. PLANTING AREAS: UPON COMPLETION OF ALL IRRIGATION WORK, ALL PLANTING AREAS SHALL BE SPRAYED WITH A SYSTEMIC HERBICIDE; CLEARED AND GRUBBED OF SURFACE WEED GROWTH; AND SHALL BE WEED FREE PRIOR TO PROCEEDING WITH ANY PLANTING WORK.

3. FINISH GRADE: THE CONTRACTOR SHALL ESTABLISH FINISH GRADE A MINIMUM OF SIX INCHES (6") BELOW THE FINISH FLOOR OF BUILDINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SMOOTH EVEN FINISH GRADES AT BUILDINGS, WALKS, OTHER PERMANENT OBJECTS AND LIMITS OF WORK. ALL CHANGES IN GRADE SHALL BE BLENDED UNIFORM VERTICAL CURVES. ALL AREAS TO BE PLANTED IN TURF SHALL BE SMOOTHED WITH RAKES AND FLOATS TO THE OWNER'S (JOB SUPERINTENDENT) SATISFACTION. OBJECTS SUCH AS ROCKS, DEBRIS, CLODS OR OTHER EXTRANEOUS MATERIAL SHALL BE STOCK-PILED AND REMOVED.

1. DRAINAGE: THE CONTRACTOR SHALL BE RESPONSIBLE FOR DRAINAGE IN ALL PLANTING AREAS IN ACCORDANCE WITH THE PLANS, DETAILS, AND SPECIFICATIONS AT A MINIMUM 2% GRADIENT.

2. IMPORT SOIL: ON-SITE SOIL SHALL BE USED FOR ALL LANDSCAPE BERMS AND MOUNDING. WHEN ON-SITE SOIL IS NOT AVAILABLE, IMPORT SOIL SHALL MEET THE FOLLOWING SPECIFICATIONS:

SILT PLUS CLAY CONTENT OF THE IMPORT SOIL SHALL NOT EXCEED 20% BY WEIGHT WITH A MINIMUM 95% PASSING THE 2.0 MM. SIEVE. THE SODIUM ABSORPTION RATIO (SAR) SHALL NOT EXCEED 6.0 MM. AND THE ELECTRICAL CONDUCTIVITY (ECE) OF THE SATURATION EXTRACT OF THIS SOIL SHALL NOT EXCEED 3.0 MMHOS./CM AT 250C. THE BORON CONTENT OF THIS SOIL SHALL BE NO GREATER THAN 1 PPM AS MEASURED ON THE SATURATION EXTRACT. IN ORDER TO INSURE CONFORMANCE, SAMPLES OF THE IMPORT SOIL SHALL BE SUBMITTED TO THE SOIL LABORATORY FOR ANALYSIS PRIOR TO IMPORT ON SITE.

3. PLANT MATERIAL: ALL PLANT MATERIAL SHALL BE OF A SIZE, CHARACTER AND QUALITY WHICH MEETS THE ACCEPTED INDUSTRY STANDARDS FOR THAT PLANT AND BE FREE FROM INSECTS, THEIR EGGS, DISEASE, WEEDS, OR OTHER DETRIMENTAL CHARACTERISTICS.

4. HANDLING/STORAGE: ALL PLANTS SHALL BE HANDLED AND STORED SO THEY ARE ADEQUATELY PROTECTED FROM DRYING OUT, SUN, WINDBURN, VANDALISM OR ANY OTHER INJURY. B. REJECTION OF PLANT MATERIAL: THE OWNER'S AUTHORIZED REPRESENTATIVE AND LANDSCAPE ARCHITECT MAY REJECT ANY AND ALL PLANT MATERIAL REGARDED AS UNSUITABLE AT ANY TIME. SUCH PLANTS SHALL BE REMOVED FROM THE JOB SITE IMMEDIATELY AND BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.

5. PLANTING: ALL PLANT MATERIAL SHALL BE AS SPECIFIED AND PLANTED AS DETAILED AND NOTED HEREIN.

6. GROUNDCOVER PLANTING: ALL GROUNDCOVER AREAS NOTED ON THE PLANS SHALL BE PLANTED WITH ROOTED CUTTINGS FROM FLATS IN STAGGERED ROWS CONTINUOUSLY UNDER TREES AND SHRUBS AT THE SPACING INDICATED ON THE PLANS.

7. SOIL PREPARATION: ALL PLANTING AREAS TO RECEIVE GROUNDCOVER FROM FLATS AND/OR TURF (EXCEPT GROUNDCOVER AREAS ON SLOPES 3:1 OR GREATER) SHALL RECEIVE THE FOLLOWING AMENDMENTS PER 1,000 SQ. AND SHALL BE UNIFORMLY BLENDED INTO THE UPPER SURFACE SOIL TO A DEPTH AS REQUIRED IN THE HORTICULTURAL SOILS REPORT. AMT./PER 1000 SQ. REFER TO HORTICULTURAL SOILS REPORT

8. BACKFILL MIX: BACKFILL MIX AROUND ALL CONTAINER PLANT MATERIALS SHALL CONSIST OF THE FOLLOWING UNIFORMLY BLENDED MATERIALS: REFER TO HORTICULTURAL SOILS REPORT

9. PLANTING TABLETS: AS INDICATED ON THE DETAILS, PLANT TABLETS SHALL BE 'GRO-POWER' PLANTING TABLETS 12-8-8 (7 GRAM OR EQUAL) AND SHALL BE FURNISHED IN THE FOLLOWING RATES. PLANT TABLETS SHALL BE PLACED AT THE TOP OF THE ROOTBALL, APPROXIMATELY TWO INCHES (2") FROM ROOT TIP AT EVEN SPACING AROUND THE PLANT.

a. THREE (3) TABLETS PER ONE (1) GALLON CONTAINER
b. NINE (9) TABLETS PER FIVE (5) GALLON CONTAINER
c. FIFTEEN (15) TABLETS PER FIFTEEN (15) GALLON CONTAINER
d. SIXTEEN (16) TABLETS PER TWENTY INCH (20") BOX AND TWENTY-FOUR INCH (24") BOX
e. TWENTY (20) TABLETS PER THIRTY INCH (30") BOX AND THIRTY-SIX INCH (36") BOX
f. TWENTY-TWO (22) TABLETS PER FORTY-TWO INCH (42") BOX AND FORTY-EIGHT INCH (48") BOX
g. THIRTY-SIX (36) TABLETS PER SIXTY INCH (60") BOX
h. FORTY-FIVE (45) TABLETS PER SEVENTY-TWO INCH (72") BOX
i. FORTY-EIGHT (48) TABLETS PER EIGHTY-FOUR INCH (84") BOX

13. VINES: ALL VINES SHALL BE PLANTED AS HAVE PER THE SHRUB/VINE PLANTING DETAIL AND SHALL THE WOOD SUPPORT STAKE CAREFULLY REMOVED WITHOUT DAMAGE TO THE PLANT OR ROOTBALL.

a. MASONRY WALLS: ON MASONRY WALLS, USE ADHESIVE TYPE VINE SUPPORTS WITH SILICONE ADHESIVE AND HEAVY DUTY VINE TIES. ON MASONRY WALLS, INSTALL A MINIMUM OF FIVE (5) LOCATIONS PER EACH FIVE (5) GALLON VINE AND TEN (10) LOCATIONS PER EACH FIFTEEN (15) GALLON VINE.

VI. ESTABLISHMENT MAINTENANCE NOTES:

A. ESTABLISHMENT MAINTENANCE PERIOD: THE MAINTENANCE PERIOD SHALL COMMENCE UPON THE OWNER'S WRITTEN APPROVAL OF ALL PHASES OF PLANTING INSTALLATION AND SHALL BE FOR THE PERIOD OF TIME AS FOLLOWS: NINETY (90) CONTINUOUS CALENDAR DAYS.

B. MAINTENANCE PROCEDURES:

1. GENERAL: THE GENERAL CARE AND MAINTENANCE OF ALL AREAS SHALL CONSIST OF PROPER WATERING, FERTILIZATION, WEEDING, RODENT CONTROL, CLEANUP AND AS NOTED BELOW.

2. GROUNDCOVER FROM FLATS WITHOUT OVERSEED: APPLY PRE-EMERGENT HERBICIDE AT THE START OF MAINTENANCE IN ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTRUCTIONS.

3. FERTILIZATION: MAINTENANCE WORK SHALL INCLUDE FERTILIZATION WITH THE FOLLOWING FERTILIZER AT THIRTY (30) DAY INTERVALS AFTER PLANTING. REFER TO HORTICULTURAL SOILS REPORT

4. WEEDING: ANY CONCENTRATED DEVELOPMENT OF WEED GROWTH THAT MAY APPEAR IN PLANTING AREAS DURING THE MAINTENANCE PERIOD SHALL BE REMOVED AT TEN (10) DAY INTERVALS. THE CONTRACTOR SHALL REMOVE SUCH CONCENTRATIONS OF WEEDS INCLUDING THEIR ROOTS BY HAND OR IN A MANNER ACCEPTABLE TO THE OWNER'S AUTHORIZED REPRESENTATIVE AND LANDSCAPE ARCHITECT. NOTE: CULTIVATION OF GROUNDCOVER IS NOT ACCEPTABLE.

5. RODENT CONTROL: THE CONTRACTOR SHALL TAKE THE NECESSARY STEPS TO ELIMINATE ANY RODENTS ENCOUNTERED ON SITE.

6. CLEAN-UP: DURING THE COURSE OF THE MAINTENANCE WORK, THE CONTRACTOR SHALL REMOVE SURPLUS MATERIALS AND DEBRIS FROM THE SITE AND SHALL KEEP THE PREMISES IN A NEAT AND CLEAN CONDITION AT ALL TIMES.

7. PROTECTION OF LANDSCAPE: DURING THE MAINTENANCE PERIOD, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION OF ALL PLANTING AREAS. ANY DAMAGED AREAS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

8. FINAL ACCEPTANCE: WILL BE GIVEN AT THE END OF THE MAINTENANCE PERIOD FOR ALL PLANTED AREAS ONCE HYDROSEED GERMINATION HAS OCCURRED AND ESTABLISHMENT HAS BEEN OBTAINED.

VII. SPECIAL PLANTING NOTES:

A. ALL LANDSCAPE AREAS SHALL DRAIN TO THE AREA DRAIN AT MIN. 2% PER CIVIL ENGINEERS REVISED GRADING PLAN. FINAL TREE AND SHRUB PLACEMENT TO BE APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO PLANTING.

B. THE CONTRACTOR SHALL OBSERVE THE FOLLOWING PLANTING REQUIREMENTS FOR ALL TREES:

1. TREES SHALL BE A MINIMUM OF 5' -0" FROM ALL HARDSCAPE, CENTERED IN A 1 0' -0" WIDE PLANTING AREA WITHOUT A ROOT BARRIER.
2. ALL TREES IN PLANTING AREAS 5' -0" WIDE TO 10' -0" WIDE SHALL HAVE ROOT BARRIERS.
3. ALL TREES THAT ARE WITHIN 5' -0" OF HARDSCAPE ELEMENTS SHALL HAVE A ROOT BARRIER. TREES SHALL NOT BE PLANTED IN AREAS LESS THAN THE MINIMUM PLANTING AREA SPECIFIED IN THE LEGEND
4. THE CONTRACTOR SHALL VERIFY ALL MINIMUM TREE SPACING REQUIREMENTS PRIOR TO PLANTING. TREES NOT MEETING THE REQUIREMENTS SHALL NOT BE PLANTED AND SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER/ LANDSCAPE ARCHITECT.

C. ALL NON-FIRE RESISTIVE TREES, INCLUDING CONIFERS, PEPPER TREES, EUCALYPTUS, AND ACACIA SPECIES, SHALL BE PLANTED AND MAINTAINED SO THAT THE TREE'S DRIP LINE AT MATURITY IS A MINIMUM 30 FEET FROM ANY COMBUSTIBLE STRUCTURE. ALL FIRE RESISTIVE TREE SPECIES SHALL BE PLANTED AND MAINTAINED AT A MINIMUM OF 10 FEET FROM THE TREE'S DRIP LINE TO ANY COMBUSTIBLE STRUCTURE.

D. FOR STREETSCAPE PLANTINGS, ALL NON-FIRE RESISTIVE TREES SHALL BE PLANTED SO THAT THE CENTER OF THE TREE TRUNK IS 20 FEET FROM EDGE OF CURB; FIRE RESISTIVE TREES CAN BE PLANTED 10 FEET FROM EDGE OF CURB TO CENTER OF TREE TRUNK. CARE SHOULD BE GIVEN TO THE TYPE OF TREE SELECTED THAT WILL NOT ENCROACH INTO THE ROADWAY, NOR PRODUCE A CLOSED CANOPY EFFECT.

E. LIMIT PLANTING OF LARGE UNBROKEN MASSES ESPECIALLY TREES AND LARGE SHRUBS. GROUPS SHOULD BE TWO TO THREE TREES MAXIMUM, WITH MATURE FOLIAGE OF ANY GROUP SEPARATED HORIZONTALLY BY AT LEAST 10 FEET, IF PLANTED ON LESS THAN 20 PERCENT SLOPE, AND 20 FEET, IF PLANTED ON GREATER THAN 20 PERCENT SLOPE.

F. IF SHRUBS ARE LOCATED UNDERNEATH A TREE'S DRIP LINE, THE LOWEST BRANCH SHOULD BE AT LEAST THREE TIMES AS HIGH AS THE UNDERSTORY SHRUBS OR 10 FEET, WHICHEVER IS GREATER.

G. EXISTING TREES CAN BE PRUNED 10 FEET AWAY FROM ROOF, EAVE, OR EXTERIOR SIDING, DEPENDING ON THE TREE'S PHYSICAL OR FLAMMABLE CHARACTERISTICS AND THE BUILDING CONSTRUCTION FEATURES.

H. ALL TREE BRANCHES AND PALM FRONDS SHALL BE REMOVED WITHIN 10 FEET OF A FIREPLACE CHIMNEY OR OUTDOOR BARBECUE.

I. ALL LANDSCAPING SHALL BE INSTALLED BEFORE FINAL INSPECTION.

J. JUTE PRODUCT: BELTON IND.-ANTI-WASH/GEO JUTE 'SMOLDER RESISTANT' (BROWN) AVAILABLE THROUGH: PACIFIC SOIL STABILIZATION CONTACT PERSON: BILL SALADIN PHONE NUMBER (805) 925-7737 AND STAKE FIVE FEET (5') O.C.

K. TURF EDGING: TURF EDGING SHALL BE SHOVEL CUT OR MOWCURB PER PLAN.

O. HORTICULTURAL SOILS REPORT: (PENDING)

BrightView Design Group
License: #3250
8 Hughes, Suite 150 Irvine, CA 92618
T: 949.238.4900
www.brightview.com

REGISTERED LANDSCAPE ARCHITECT — DANA B. SEELIG 1846 — Signature — Date — Expires 4-30-19 — STATE OF CALIFORNIA

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PROJECT

RANCHO LA HABRA - PA 2
VESTING TENTATIVE
TRACT NO. 17845
CALATLANTIC GROUP

COMMUNITY PLANTING PLANS

	DATE	DESCRIPTION
	DATE	DESCRIPTION

DESIGN DEVELOPMENT PLANS

JOB NUMBER:	1730227
ISSUE DATE:	11-10-17
DRAWN BY:	TW, SC, CF, AH
CHECKED BY:	DS

TITLE

PLANTING NOTES

SHEET

L.4.001

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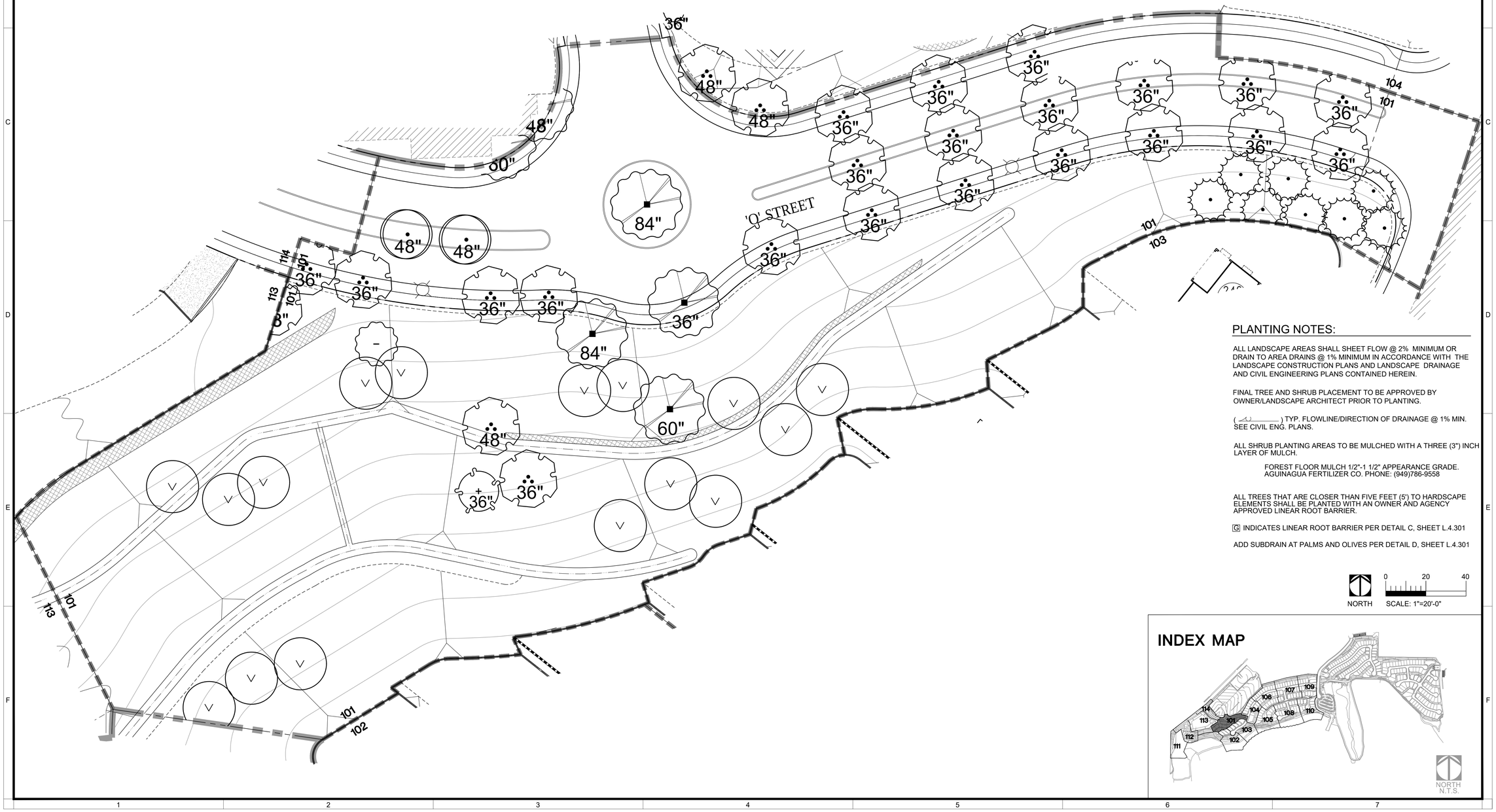
	PLATANUS x. ACERIFOLIA 'COLUMBIA'	COLUMBIA LONDON PLANE TREE
	PLATANUS x. HISPANICA 'BLOODGOLD'	BLOODGOOD LONDON PLANE TREE
	PLATANUS MEXICANA	MEXICAN SYCAMORE
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE
	QUERCUS AGRIFOLIA	COAST LIVE OAK
	QUERCUS ILEX	HOLLY OAK
	QUERCUS SUBER	CORK OAK
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK
	SAMBUCUS MEXICANA	MEXICAN ELDERBERRY
	SALIX EXIGUA	NARROWLEAF WILLOW
	SALIX GOODDINGII	GOODDINGS WILLOW
	SALIX LAEVIGATA	RED WILLOW
	SALIX LASIOLEPIS	ARROYO WILLOW
	SALIX LUCIDA	SHINING WILLOW
	UMBELLULARIA CALIFORNICA	CALIFORNIA BAY TREE

MASTER LANDSCAPE SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	AFROCARPUS GRACILIOR	YEW PINE
	ARBUTUS UNEDO	STRAWBERRY TREE
	CHITALPA X TASHKENTENSIS	MORNING CLOUD CHITALPA
	CINNAMOMUM CAMPHORA	CAMPHOR TREE
	CUPANIOPSIS ANACARDIOIDES	CARROTWOOD
	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW
	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE
	LIGUSTRUM LUCIDUM	GLOSSY PRIVET
	LOPHOSTEMON CONFERTUS	BRISBANE BOX
	MELALEUCA LINARIFOLIA	FLAX LEAF PAPERBARK
	MELALEUCA QUINQUENERVIA	CAJEPUT TREE
	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL OLIVE TREE
	PHEONIX DACTYLIFERA 'MEDJOOL'	MEDJOOL DATE PALM
	PINUS BRUTIA VAR. ELDARICA	AFGHAN PINE
	PLATANUS x. ACERIFOLIA 'YARWOOD'	YARWOOD LONDON PLANE TREE



PLANTING NOTES:

ALL LANDSCAPE AREAS SHALL SHEET FLOW @ 2% MINIMUM OR DRAIN TO AREA DRAINS @ 1% MINIMUM IN ACCORDANCE WITH THE LANDSCAPE CONSTRUCTION PLANS AND LANDSCAPE DRAINAGE AND CIVIL ENGINEERING PLANS CONTAINED HEREIN.

FINAL TREE AND SHRUB PLACEMENT TO BE APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO PLANTING.

( ) TYP. FLOWLINE/DIRECTION OF DRAINAGE @ 1% MIN. SEE CIVIL ENG. PLANS.

ALL SHRUB PLANTING AREAS TO BE MULCHED WITH A THREE (3") INCH LAYER OF MULCH.

FOREST FLOOR MULCH 1/2"-1 1/2" APPEARANCE GRADE.
AGUINAGUA FERTILIZER CO. PHONE: (949)786-9558

ALL TREES THAT ARE CLOSER THAN FIVE FEET (5') TO HARDSCAPE ELEMENTS SHALL BE PLANTED WITH AN OWNER AND AGENCY APPROVED LINEAR ROOT BARRIER.

G INDICATES LINEAR ROOT BARRIER PER DETAIL C, SHEET L.4.301

ADD SUBDRAIN AT PALMS AND OLIVES PER DETAIL D, SHEET L.4.301

NORTH

0 20 40
SCALE: 1"=20'-0"

INDEX MAP

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www.brightview.com

REGISTERED LANDSCAPE ARCHITECT
DAVA B. SEELIG
1846
Signature
Date
Expires 4-30-19
STATE OF CALIFORNIA

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CHECKED BY:	DS

TITLE

OVERALL
TREE PLAN

SHEET

L.4.101

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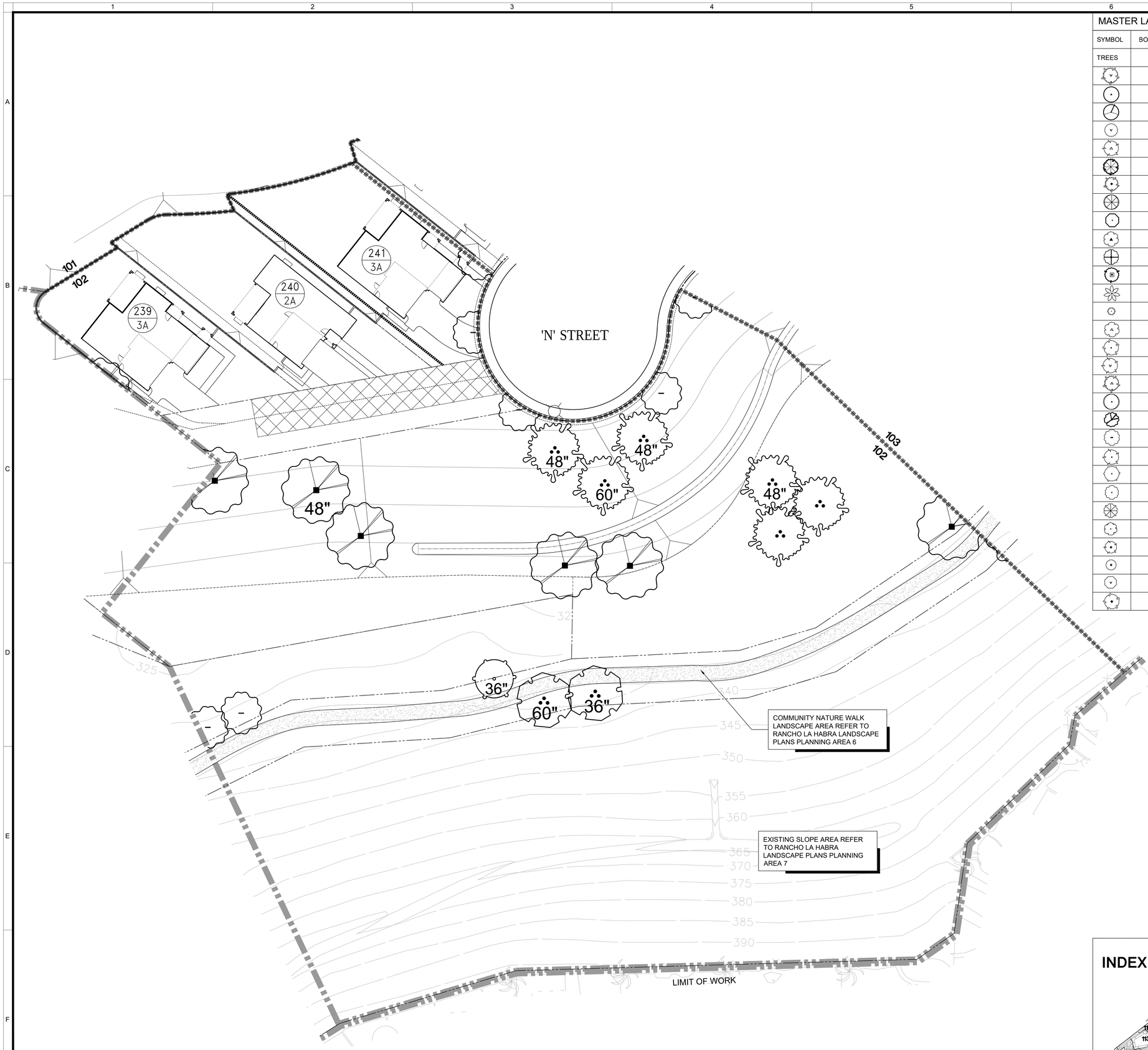

MASTER LANDSCAPE SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	AFROCARPUS GRACILIOR	YEW PINE
	ARBUTUS UNEDO	STRAWBERRY TREE
	CHITALPA X TASHKENTENSIS	MORNING CLOUD CHITALPA
	CINNAMOMUM CAMPHORA	CAMPHOR TREE
	CUPANIOPSIS ANACARDIOIDES	CARROTWOOD
	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW
	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE
	LIGUSTRUM LUCIDUM	GLOSSY PRIVET
	LOPHOSTEMON CONFERTUS	BRISBANE BOX
	MELALEUCA LINARIFOLIA	FLAX LEAF PAPERBARK
	MELALEUCA QUINQUENERVIA	CAJEPUT TREE
	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL OLIVE TREE
	PHEONIX DACTYLIFERA 'MEDJOOL'	MEDJOOL DATE PALM
	PINUS BRUTIA VAR. ELDARICA	AFGHAN PINE
	PLATANUS x. ACERIFOLIA 'YARWOOD'	YARWOOD LONDON PLANE TREE
	PLATANUS x. ACERIFOLIA 'COLUMBIA'	COLUMBIA LONDON PLANE TREE
	PLATANUS x. HISPANICA 'BLOODGOLD'	BLOODGOOD LONDON PLANE TREE
	PLATANUS MEXICANA	MEXICAN SYCAMORE
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE
	QUERCUS AGRIFOLIA	COAST LIVE OAK
	QUERCUS ILEX	HOLLY OAK
	QUERCUS SUBER	CORK OAK
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK
	SAMBUCUS MEXICANA	MEXICAN ELDERBERRY
	SALIX EXIGUA	NARROWLEAF WILLOW
	SALIX GOODDINGII	GOODDINGS WILLOW
	SALIX LAEVIGATA	RED WILLOW
	SALIX LASIOLEPIS	ARROYO WILLOW
	SALIX LUCIDA	SHINING WILLOW
	UMBELLULARIA CALIFORNICA	CALIFORNIA BAY TREE

PLANTING NOTES:

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FOREST FLOOR MULCH 1/2"-1 1/2" APPEARANCE GRADE.
AGUINAGUA FERTILIZER CO. PHONE: (949)786-9558

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G INDICATES LINEAR ROOT BARRIER PER DETAIL C, SHEET L.4.301

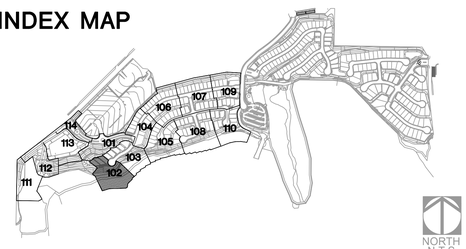
ADD SUBDRAIN AT PALMS AND OLIVES PER DETAIL D, SHEET L.4.301

NORTH

0 20 40

SCALE: 1"=20'-0"

INDEX MAP



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PROJECT

RANCHO LA HABRA - PA 2
VESTING TENTATIVE
TRACT NO. 17845
CALATLANTIC GROUP

COMMUNITY PLANTING PLANS

DATE	DESCRIPTION

DESIGN DEVELOPMENT PLANS

JOB NUMBER:	1730227
ISSUE DATE:	11-10-17
DRAWN BY:	TW, SC, CF, AH
CHECKED BY:	DS

TITLE

OVERALL
TREE PLAN

SHEET

L.4.102

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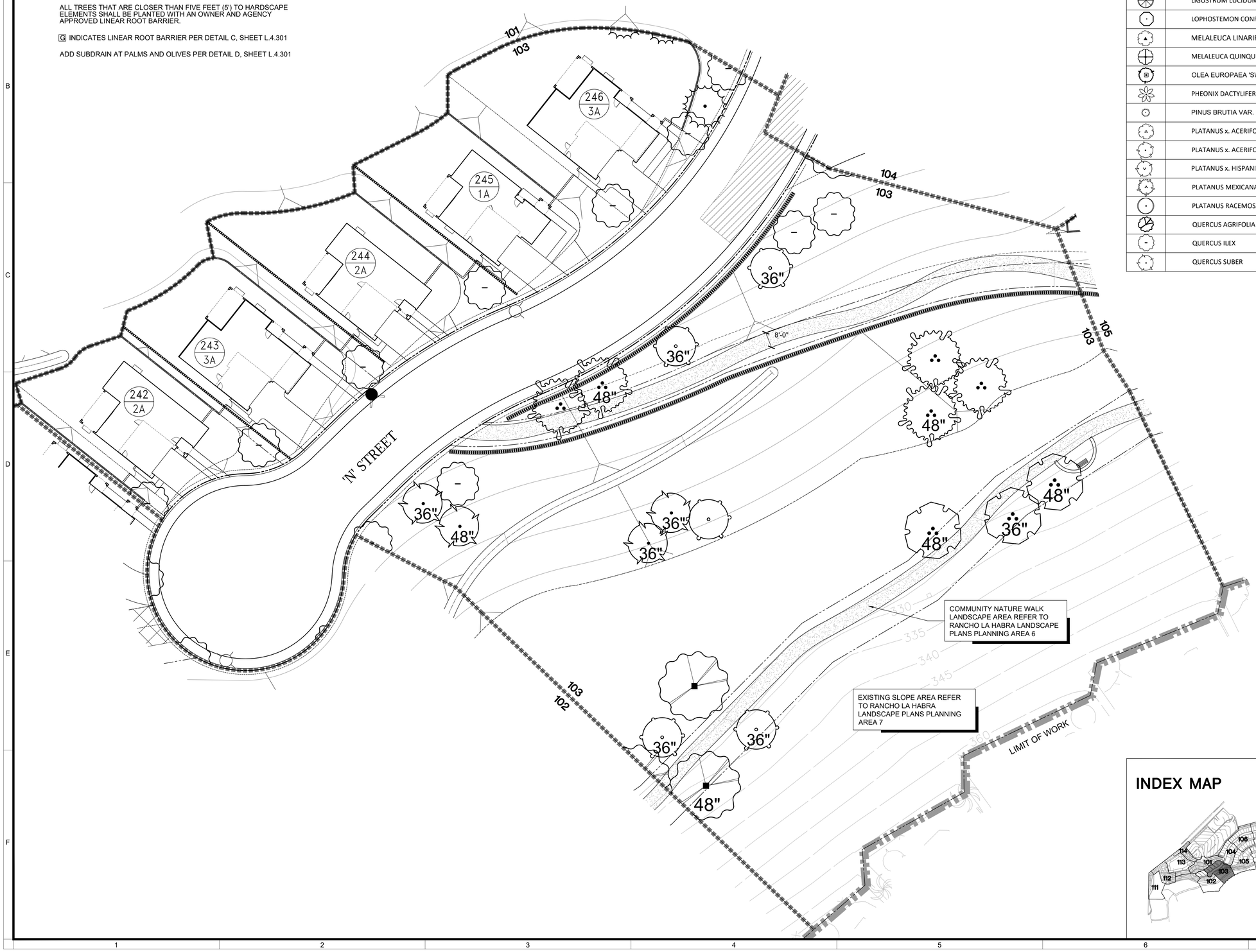

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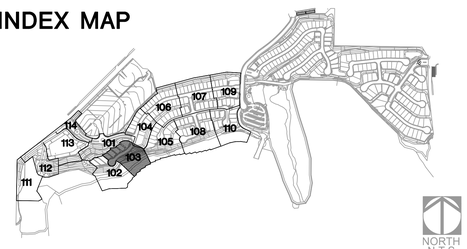

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TITLE

OVERALL
TREE PLAN

SHEET

L.4.103

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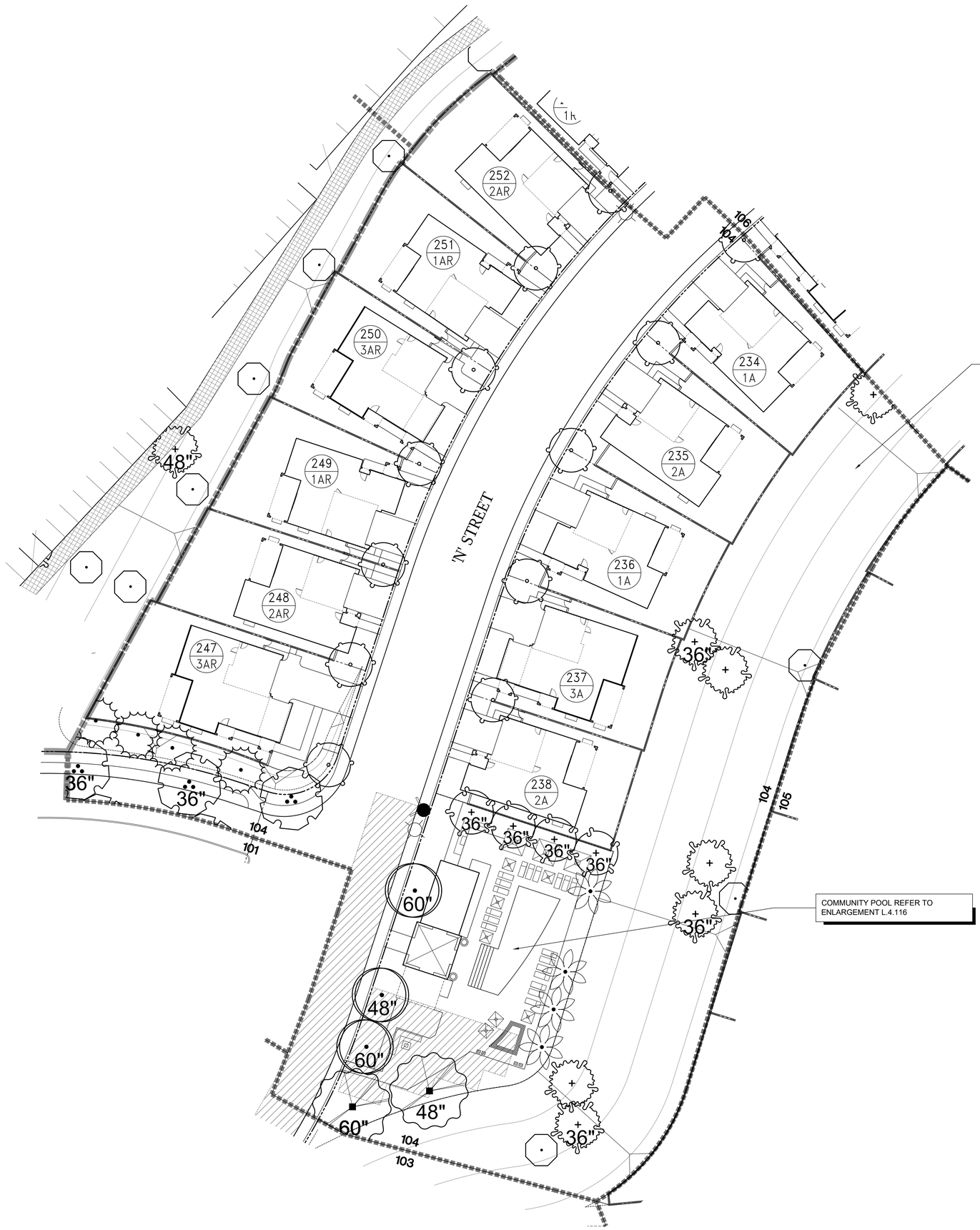

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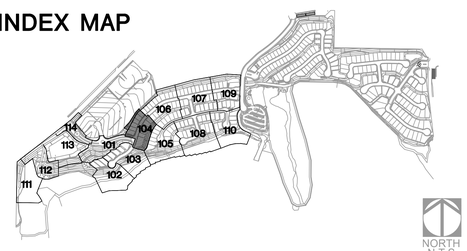
NORTH SCALE: 1"=20'-0" (0, 20, 40)

INDEX MAP



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RANCHO LA HABRA - PA 2
VESTING TENTATIVE
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CALATLANTIC GROUP

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PROJECT

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CHECKED BY:	DS

TITLE

OVERALL
TREE PLAN

SHEET

L.4.104

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MASTER LANDSCAPE SCHEDULE

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TREES		
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NORTH

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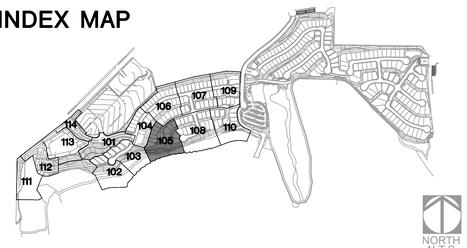
SCALE: 1"=20'-0"

INDEX MAP



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RANCHO LA HABRA - PA 2
VESTING TENTATIVE
TRACT NO. 17845
CALATLANTIC GROUP

COMMUNITY PLANTING PLANS

PROJECT

DESCRIPTION	DATE

DESIGN DEVELOPMENT PLANS

JOB NUMBER:	1730227
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DRAWN BY:	TW, SC, CF, AH
CHECKED BY:	DS

TITLE

OVERALL
TREE PLAN

SHEET

L.4.105

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MULTI-FAMILY LANDSCAPE PLANS REFER TO RANCHO LA HABRA LANDSCAPE PLANNING AREA 1 AND 5

LIMIT OF WORK

'N' STREET

'L' STREET

36" 48" 36" 36" 48"

254 2R | 255 3R | 256 2AR | 257 1AR | 258 2AR | 259 3AR | 260 1AR | 261 2AR | 262 3AR

253 1R | 233 3A | 232 1A | 231 2A | 230 3A | 229 1A | 228 2A | 227 3A | 226 1A

216 3A | 217 1A | 218 3A | 219 2A | 220 1A | 221 2A

104 | 106 | 105 | 106 | 108 | 106 | 107 | 109

MASTER LANDSCAPE SCHEDULE

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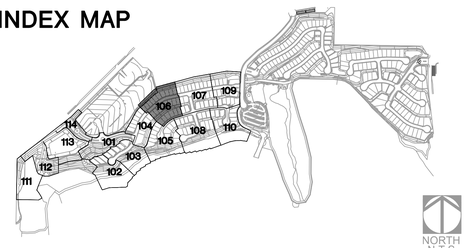

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N.T.S.

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OVERALL
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	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW
	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE
	LIGUSTRUM LUCIDUM	GLOSSY PRIVET
	LOPHOSTEMON CONFERTUS	BRISBANE BOX
	MELALEUCA LINARIFOLIA	FLAX LEAF PAPERBARK
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	QUERCUS SUBER	CORK OAK
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	SALIX EXIGUA	NARROWLEAF WILLOW
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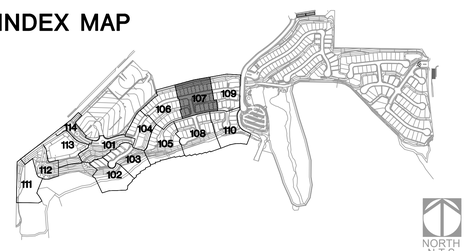
NORTH

0 20 40
SCALE: 1"=20'-0"

INDEX MAP



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PROJECT

RANCHO LA HABRA - PA 2
VESTING TENTATIVE
TRACT NO. 17845
CALATLANTIC GROUP

COMMUNITY PLANTING PLANS

DESCRIPTION	DATE

DESIGN DEVELOPMENT PLANS

JOB NUMBER:	1730227
ISSUE DATE:	11-10-17
DRAWN BY:	TW, SC, CF, AH
CHECKED BY:	DS

TITLE

OVERALL
TREE PLAN

SHEET

L.4.107

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MASTER LANDSCAPE SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
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	ARBUTUS UNEDO	STRAWBERRY TREE
	CHITALPA X TASHKENTENSIS	MORNING CLOUD CHITALPA
	CINNAMOMUM CAMPHORA	CAMPHOR TREE
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NORTH

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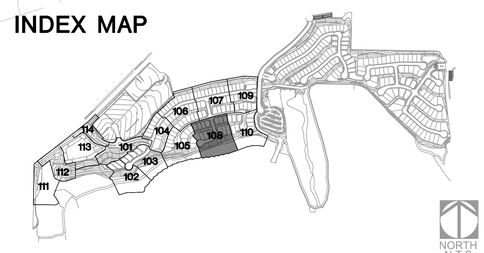
SCALE: 1"=20'-0"

INDEX MAP



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PROJECT

RANCHO LA HABRA - PA 2
VESTING TENTATIVE
TRACT NO. 17845
CALATLANTIC GROUP

COMMUNITY PLANTING PLANS

DESIGN DEVELOPMENT PLANS

DESCRIPTION	DATE

DESCRIPTION	DATE

JOB NUMBER:	1730227
ISSUE DATE:	11-10-17
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CHECKED BY:	DS

TITLE

OVERALL
TREE PLAN

SHEET

L.4.108

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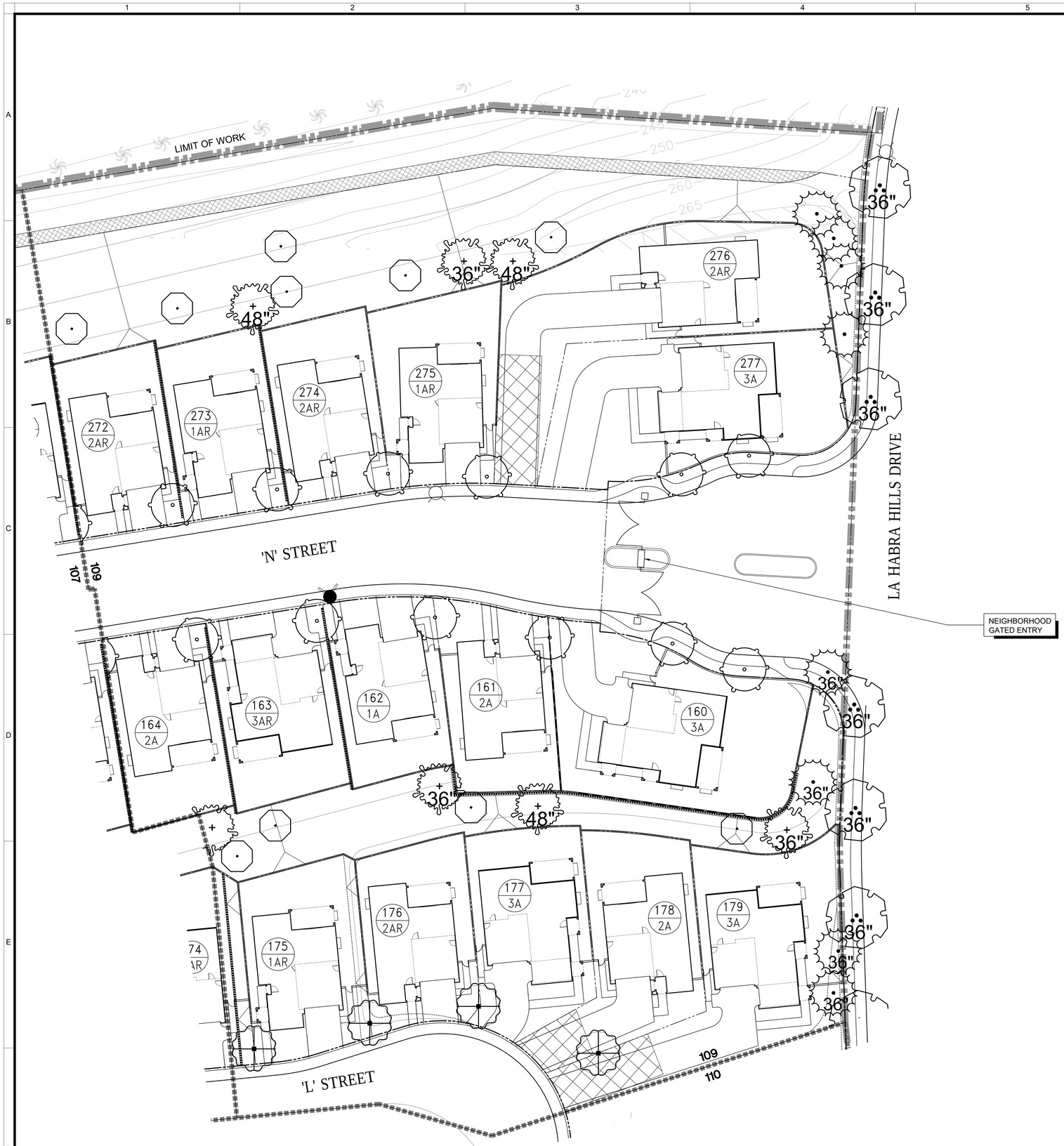

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NORTH

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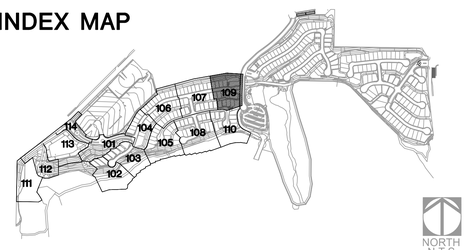
INDEX MAP



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RANCHO LA HABRA - PA 2
VESTING TENTATIVE
TRACT NO. 17845
CALATLANTIC GROUP

PROJECT

COMMUNITY PLANTING PLANS

DESCRIPTION	DATE
DESCRIPTION	DATE

DESIGN DEVELOPMENT PLANS

JOB NUMBER:	1730227
ISSUE DATE:	11-10-17
DRAWN BY:	TW, SC, CF, AH
CHECKED BY:	DS

TITLE

OVERALL
TREE PLAN

SHEET

L.4.109

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MASTER LANDSCAPE SCHEDULE

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TREES		
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NORTH

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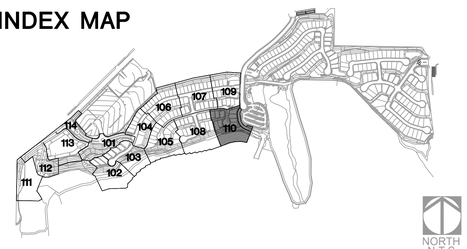

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RANCHO LA HABRA - PA 2
VESTING TENTATIVE
TRACT NO. 17845
CALATLANTIC GROUP

COMMUNITY PLANTING PLANS

PROJECT

DESCRIPTION	DATE

DESIGN DEVELOPMENT PLANS

JOB NUMBER:	1730227
ISSUE DATE:	11-10-17
DRAWN BY:	TW, SC, CF, AH
CHECKED BY:	DS

TITLE

OVERALL
TREE PLAN

SHEET

L.4.110

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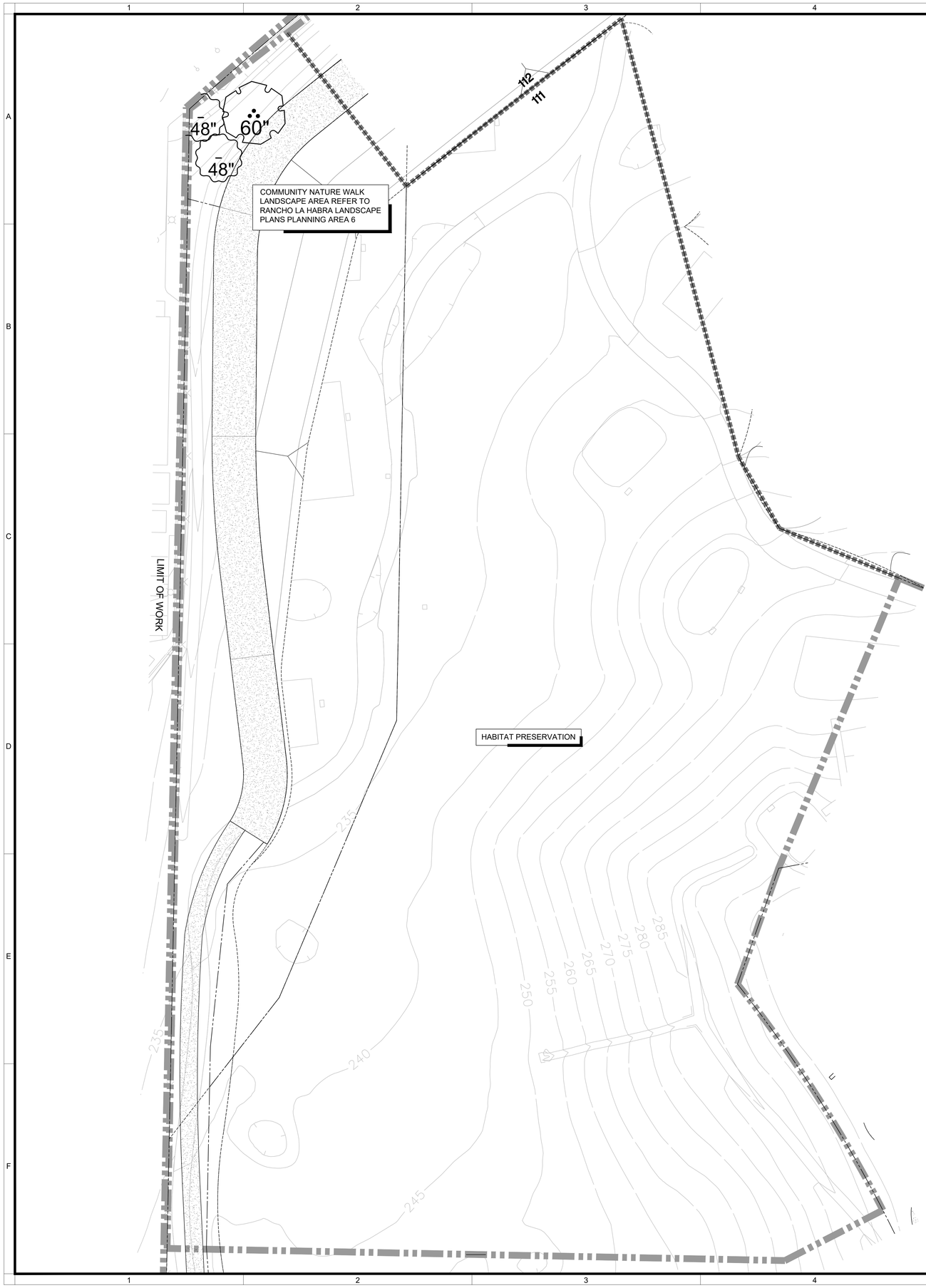

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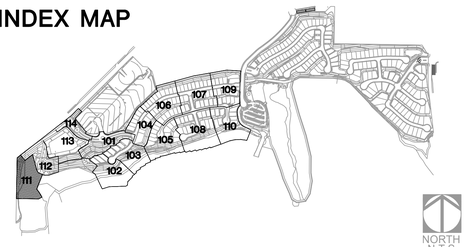

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OVERALL
TREE PLAN

SHEET

L.4.111

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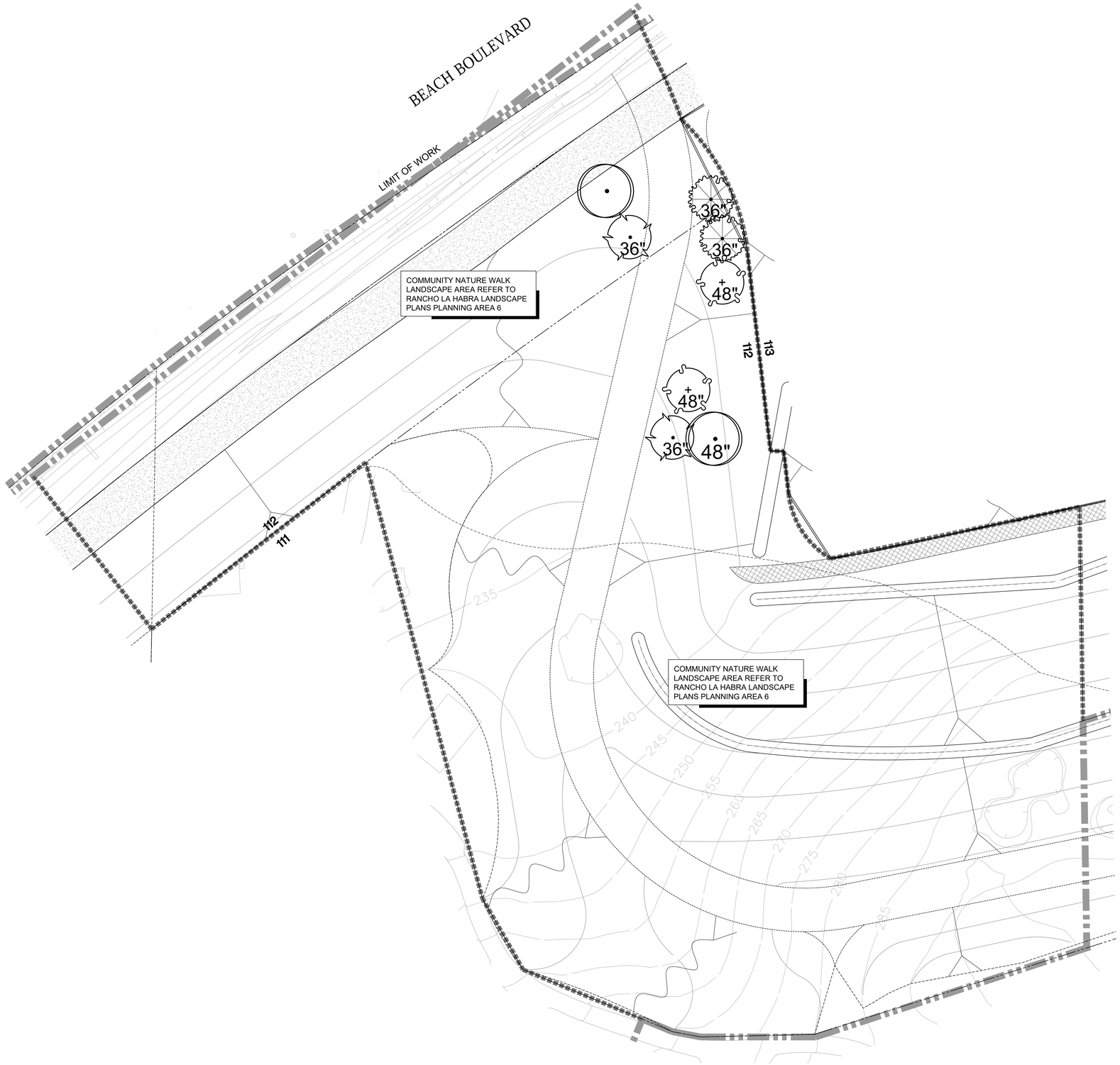

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	QUERCUS AGRIFOLIA	COAST LIVE OAK
	QUERCUS ILEX	HOLLY OAK
	QUERCUS SUBER	CORK OAK
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK
	SAMBUCUS MEXICANA	MEXICAN ELDERBERRY
	SALIX EXIGUA	NARROWLEAF WILLOW
	SALIX GOODDINGII	GOODDINGS WILLOW
	SALIX LAEVIGATA	RED WILLOW
	SALIX LASIOLEPIS	ARROYO WILLOW
	SALIX LUCIDA	SHINING WILLOW
	UMBELLULARIA CALIFORNICA	CALIFORNIA BAY TREE

PLANTING NOTES:

ALL LANDSCAPE AREAS SHALL SHEET FLOW @ 2% MINIMUM OR DRAIN TO AREA DRAINS @ 1% MINIMUM IN ACCORDANCE WITH THE LANDSCAPE CONSTRUCTION PLANS AND LANDSCAPE DRAINAGE AND CIVIL ENGINEERING PLANS CONTAINED HEREIN.

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FOREST FLOOR MULCH 1/2"-1 1/2" APPEARANCE GRADE.
AGUINAGUA FERTILIZER CO. PHONE: (949)786-9558

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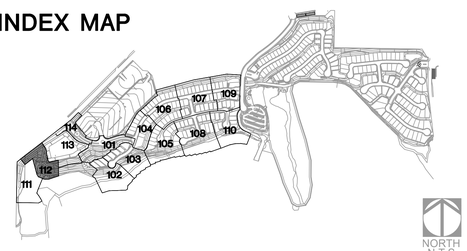
G INDICATES LINEAR ROOT BARRIER PER DETAIL C, SHEET L.4.301

ADD SUBDRAIN AT PALMS AND OLIVES PER DETAIL D, SHEET L.4.301

NORTH SCALE: 1"=20'-0"

0 20 40

INDEX MAP



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PROJECT

RANCHO LA HABRA - PA 2
VESTING TENTATIVE
TRACT NO. 17845
CALATLANTIC GROUP

COMMUNITY PLANTING PLANS

DATE	DESCRIPTION

DESIGN DEVELOPMENT PLANS

JOB NUMBER:	1730227
ISSUE DATE:	11-10-17
DRAWN BY:	TW, SC, CF, AH
CHECKED BY:	DS

TITLE

OVERALL
TREE PLAN

SHEET

L.4.112

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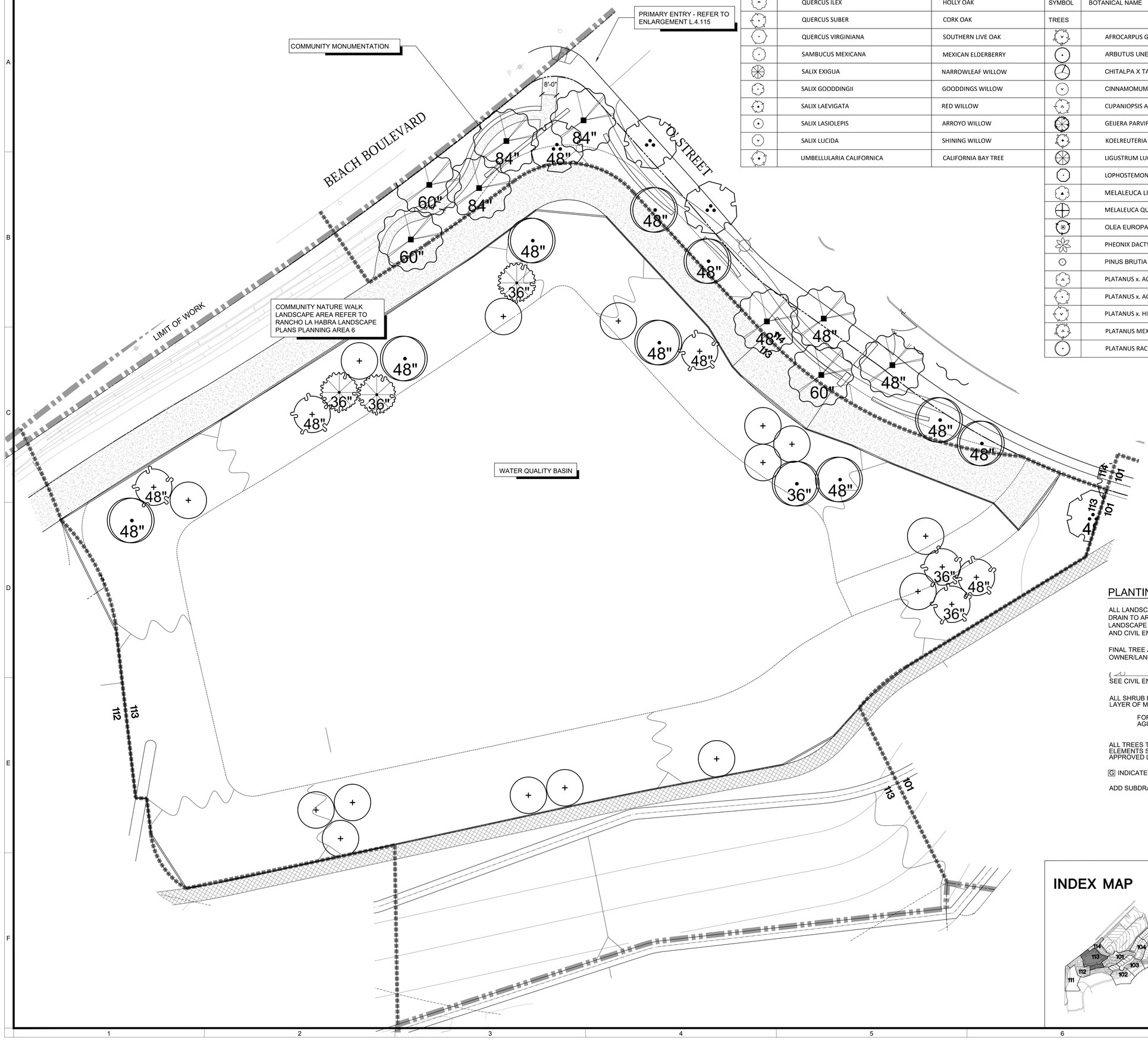

	QUERCUS AGRIFOLIA	COAST LIVE OAK
	QUERCUS ILEX	HOLLY OAK
	QUERCUS SUBER	CORK OAK
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK
	SAMBUCUS MEXICANA	MEXICAN ELDERBERRY
	SALIX EXIGUA	NARROWLEAF WILLOW
	SALIX GOODDINGII	GOODDINGS WILLOW
	SALIX LAEVIGATA	RED WILLOW
	SALIX LASIOLEPIS	ARROYO WILLOW
	SALIX LUCIDA	SHINING WILLOW
	UMBELLULARIA CALIFORNICA	CALIFORNIA BAY TREE

MASTER LANDSCAPE SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	AFROCARPUS GRACILIOR	YEW PINE
	ARBUTUS UNEDO	STRAWBERRY TREE
	CHITALPA X TASHKENTENSIS	MORNING CLOUD CHITALPA
	CINNAMOMUM CAMPHORA	CAMPHOR TREE
	CUPANIOPSIS ANACARDIOIDES	CARROTWOOD
	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW
	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE
	LIGUSTRUM LUCIDUM	GLOSSY PRIVET
	LOPHOSTEMON CONFERTUS	BRISBANE BOX
	MELALEUCA LINARIFOLIA	FLAX LEAF PAPERBARK
	MELALEUCA QUINQUENERVIA	CAJEPUT TREE
	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL OLIVE TREE
	PHEONIX DACTYLIFERA 'MEDJOOL'	MEDJOOL DATE PALM
	PINUS BRUTIA VAR. ELDARICA	AFGHAN PINE
	PLATANUS x. ACERIFOLIA 'YARWOOD'	YARWOOD LONDON PLANE TREE
	PLATANUS x. ACERIFOLIA 'COLUMBIA'	COLUMBIA LONDON PLANE TREE
	PLATANUS x. HISPANICA 'BLOODGOLD'	BLOODGOOD LONDON PLANE TREE
	PLATANUS MEXICANA	MEXICAN SYCAMORE
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE

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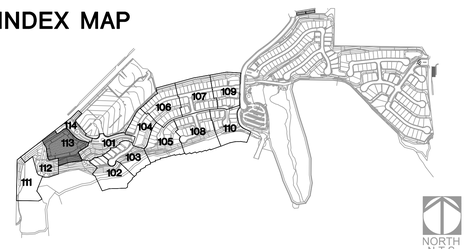
NORTH

0 20 40

SCALE: 1"=20'-0"

INDEX MAP



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RANCHO LA HABRA - PA 2
VESTING TENTATIVE
TRACT NO. 17845
CALATLANTIC GROUP

COMMUNITY PLANTING PLANS

PROJECT

DATE	DESCRIPTION

DESIGN DEVELOPMENT PLANS

JOB NUMBER:	1730227
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DRAWN BY:	TW, SC, CF, AH
CHECKED BY:	DS

TITLE

OVERALL
TREE PLAN

SHEET

L.4.113

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	QUERCUS AGRIFOLIA	COAST LIVE OAK
	QUERCUS ILEX	HOLLY OAK
	QUERCUS SUBER	CORK OAK
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK
	SAMBUCUS MEXICANA	MEXICAN ELDERBERRY
	SALIX EXIGUA	NARROWLEAF WILLOW
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	CUPANIOPSIS ANACARDIOIDES	CARROTWOOD
	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW
	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE
	LIGUSTRUM LUCIDUM	GLOSSY PRIVET
	LOPHOSTEMON CONFERTUS	BRISBANE BOX
	MELALEUCA LINARIFOLIA	FLAX LEAF PAPERBARK
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	PLATANUS x. HISPANICA 'BLOODGOLD'	BLOODGOOD LONDON PLANE TREE
	PLATANUS MEXICANA	MEXICAN SYCAMORE
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE

COMMUNITY MONUMENTATION

LIMIT OF WORK

PRIMARY ENTRY - REFER TO ENLARGEMENT L.4.115

BEACH BOULEVARD

O STREET

COMMUNITY NATURE WALK LANDSCAPE AREA REFER TO RANCHO LA HABRA LANDSCAPE PLANS PLANNING AREA 6

WATER QUALITY BASIN

8'-0"

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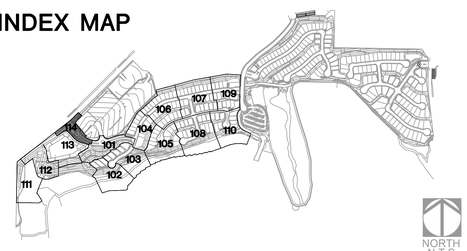
NORTH

0 20 40

SCALE: 1"=20'-0"

INDEX MAP



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RANCHO LA HABRA - PA 2
VESTING TENTATIVE
TRACT NO. 17845
CALATLANTIC GROUP

COMMUNITY PLANTING PLANS

PROJECT

DATE	DESCRIPTION

DESIGN DEVELOPMENT PLANS

JOB NUMBER:	1730227
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DRAWN BY:	TW, SC, CF, AH
CHECKED BY:	DS

TITLE

OVERALL
TREE PLAN

SHEET

L.4.114

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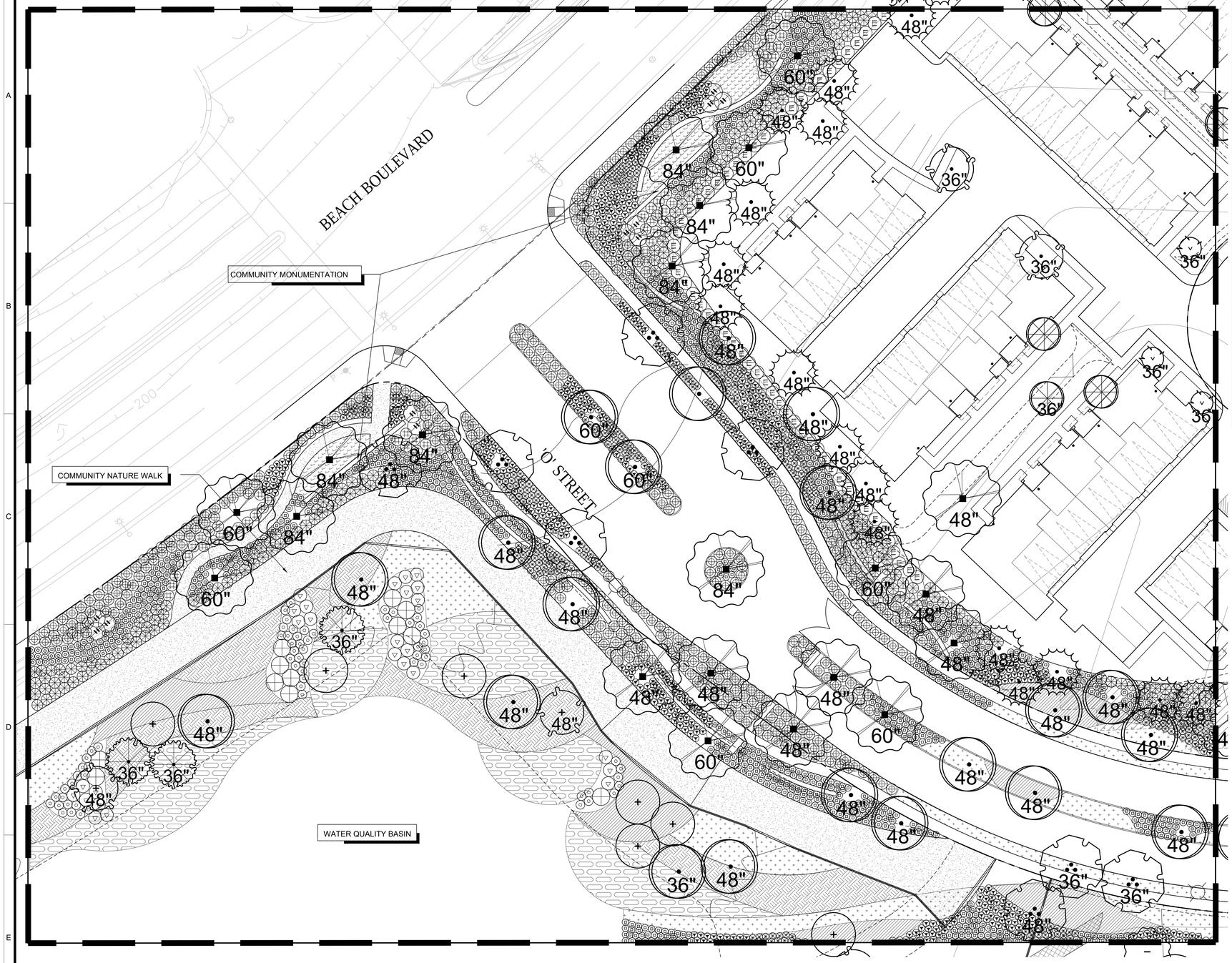

ENLARGEMENT BOUNDARY

LANDSCAPE SCHEDULE - PRIMARY ENTRY

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.
TREES			
	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	REF TO PLANTING LEGEND ON SHEET L.4.000 FOR TREE QUANTITIES
	PINUS BRUTIA VAR. ELDARICA	AFGHAN PINE	
	PLATANUS ACER 'YARWOOD'	PLATANUA ACER 'YARWOOD'	
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	
	QUERCUS AGRIFOLIA	COAST LIVE OAK	
	SALIX LASIOLEPIS	ARROYO WILLOW	
	UMBELLULARIA CALIFORNICA	CALIFORNIA BAY TREE	
SHRUBS AND GROUNDCOVERS			
	AGAVE AMERICANA	CENTURY PLANT	11
	CAREX DIVULSA	BERKELEY SEDGE	--
	CISTANTHE GRANDIFLORA	ROCK PURSLANE	570
	CRASSULA MULTICAVA	FAIRY CRASSULA	--
	ELAEAGNUS PUNGENS	FRUITLAND SILVERBERRY	58
	ENCELIA CALIFORNICA	COAST SUNFLOWER	--
	LANTANA MONTEVIDENSIS	TRAILING LANTANA	375
	MUHLENBERGIA CAPILLARIS	PINK MUHLYGRASS	1086
	MUHLENBERGIA RIGENS	DEER GRASS	190
	SALVIA CLEVELANDII	CLEVELAND SAGE	57

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ADD SUBDRAIN AT PALMS AND OLIVES PER DETAIL D, SHEET L.4.301

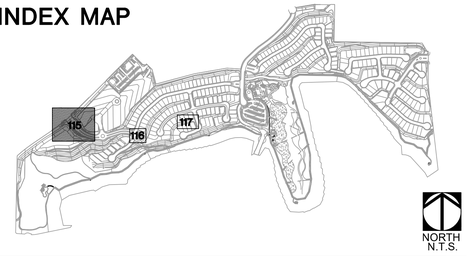
NORTH 0 20 40 SCALE: 1"=20'-0"



PRIMARY ENTRY ELEVATION

SCALE: 1/8" = 1'

INDEX MAP



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PROJECT

RANCHO LA HABRA - PA 2
VESTING TENTATIVE
TRACT NO. 17845
CALATLANTIC GROUP

COMMUNITY PLANTING PLANS

DATE	DESCRIPTION	DATE	DESCRIPTION

DESIGN DEVELOPMENT PLANS

JOB NUMBER:	1730227
ISSUE DATE:	11-10-17
DRAWN BY:	TW, SC, CF, AH
CHECKED BY:	DS

TITLE

PLANTING ENLARGEMENT PRIMARY ENTRY

SHEET

L.4.115

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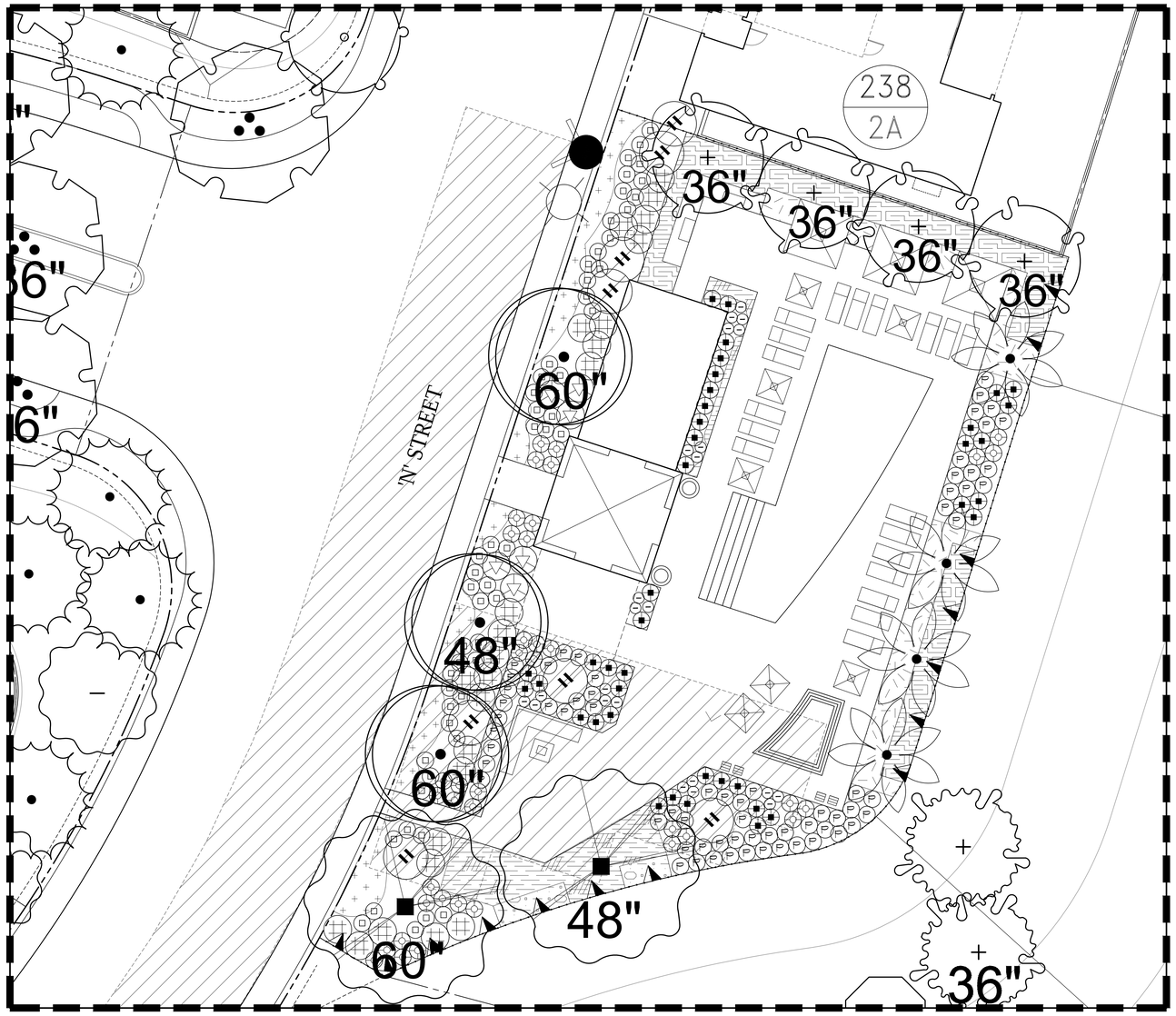

ENLARGEMENT BOUNDARY

LANDSCAPE SCHEDULE - COMMUNITY POOL

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.
TREES			
	PHEONIX DACTYLIFERA 'MEDJOOL'	MEDJOOL DATE PALM	REF TO PLANTING LEGEND ON SHEET L.4.000 FOR TREE QUANTITIES
	PLATANUS RACEMOSA	WESTERN SYCAMORE	
	PLATANUS x. ACERIFOLIA 'YARWOOD'	YARWOOD LONDON PLANE TREE	
	QUERCUS AGRIFOLIA	COAST LIVE OAK	
	QUERCUS ILEX	HOLLY OAK	
	PINUS BRUTIA VAR. ELDARICA	AFGHAN PINE	
	UMBELLULARIA CALIFORNICA	CALIFORNIA BAY TREE	
SHRUBS AND GROUNDCOVERS			
	AGAVE AMERICANA	CENTURY PLANT	8
	ALOE ARBORESCENS	TORCH ALOE	6
	ALOE BARBADENSIS	ALOE VERA	23
	ALOE CAMERONII	STARFISH ALOE	--
	CAREX DIVULSA	BERKELEY SEDGE	--
	CRASSULA OVATA	JADE PLANT	38
	CRASSULA OVATA 'GOLLOM'	GOLLOM JADE	--
	CRASSULA OVATA 'PINK BEAUTY'	PINK JADE PLANT	40
	CRASSULA RIPPLE	RIPPLE JADE	--
	MUHLENBERGIA CAPILLARIS	PINK MUHLYGRASS	55
	PORTULACARIA AFRA 'MINIMA'	DWARF ELEPHANT FOOD	67
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	--
	SALVIA CLEVELANDII	CLEVELAND SAGE	24
VINES			
	HARDENBERGIA VIOLACEA 'HAPPY WANDERER'	PURPLE VINE LILAC	14

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NORTH

0 10 20

SCALE: 1"=10'-0"

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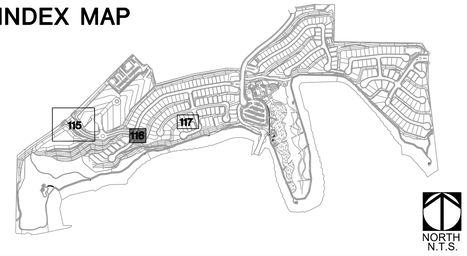

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COMMUNITY PLANTING PLANS

DATE	DESCRIPTION	DATE	DESCRIPTION

DESIGN DEVELOPMENT PLANS

JOB NUMBER:	1730227
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DRAWN BY:	TW, SC, CF, AH
CHECKED BY:	DS

TITLE

PLANTING ENLARGEMENT COMMUNITY POOL

SHEET

L.4.116

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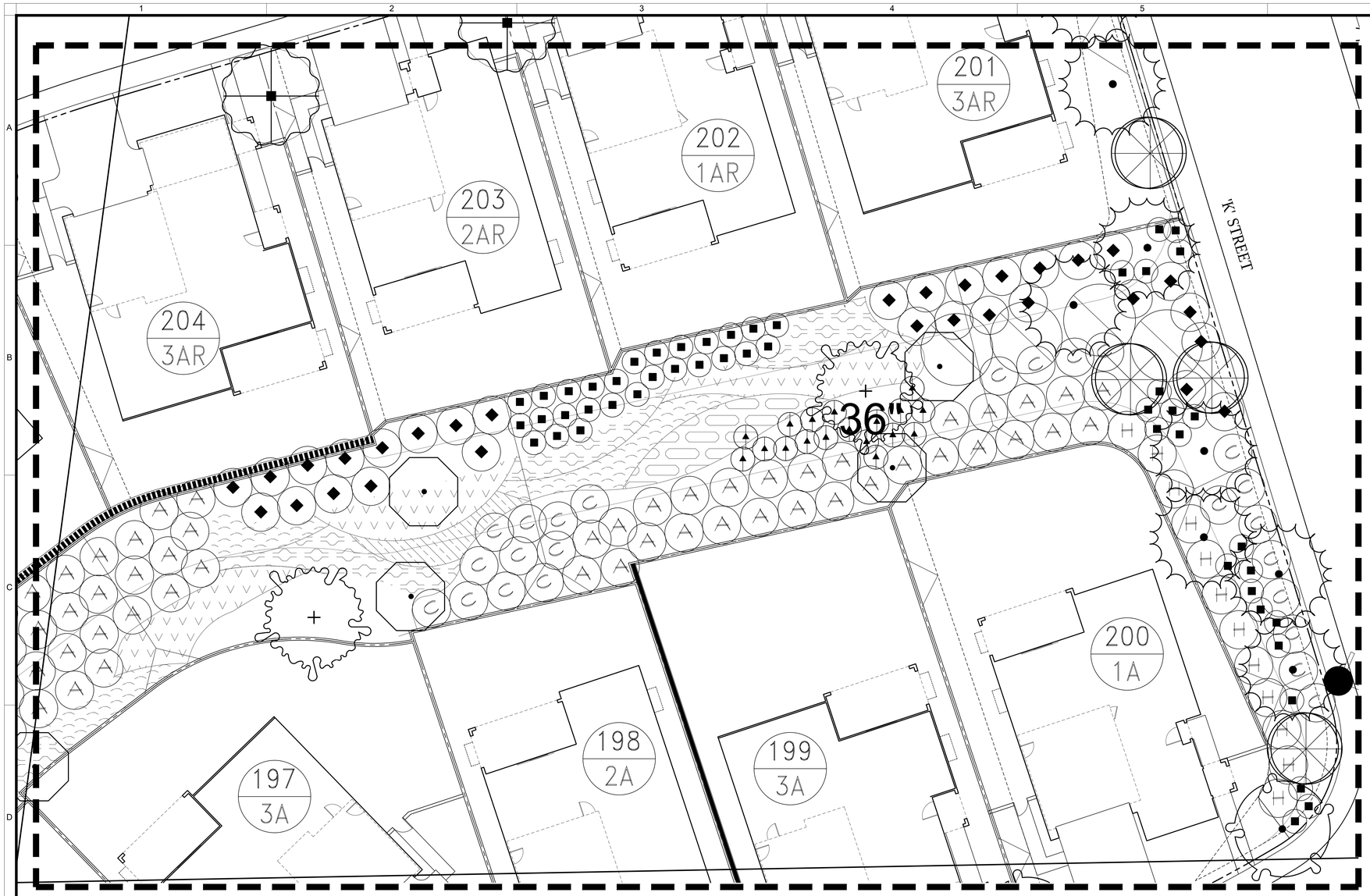

ENLARGEMENT BOUNDARY

LANDSCAPE SCHEDULE - INTERNAL PASEO

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.
TREES			
	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	REF TO PLANTING LEGEND ON SHEET L.4.000 FOR TREE QUANTITIES
	LIGUSTRUM LUCIDUM	GLOSSY PRIVET	
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	
	MELALEUCA QUINQUENERVIA	CAJEPUT TREE	
	PINUS ELDARICA	AFGHAN PINE	
	PLATANUS ACER 'COLUMBIA'	PLATANUA ACER 'COLUMBIA'	
SHRUBS AND GROUNDCOVERS			
A	ACACIA REDOLENS 'DESERT CARPET'	PROSTRATE ACACIA	49
	BACCHARIS PILULARIS 'PIGEON POINT'	DWARF COYOTE BRUSH	30
	CEANOTHUS 'FROSTY BLUE'	FROSTY BLUE CALIFORNIA LILAC	4
C	CEANOTHUS THYRSIFLORUS VAR. GRISEUS 'YANKEE POINT'	YANKEE POINT CEANOTHUS	24
	FESTUCA LONGIFOLIA	HARD FESCUE	--
	FESTUCA RUBRA 'MOLATE'	CREEPING RED FESCUE	--
	FESTUCA 'SISKIYOU BLUE'	SISKIYOU BLUE FESCUE	--
	HESPERALOE PARVIFLORA	RED YUCCA	18

SHRUBS AND GROUNDCOVERS			QTY.
H	HETEROMELES ARBUTIFOLIA	TOYON	12
	LEYMUS TRITICOIDES	CREEPING WILD RYE	--
	PENNISETUM SPATHIOLATUM	SLENDER VELDT GRASS	--
	SALVIA 'ALLEN CHICKERING'	ALLEN CHICKERING SAGE	49
	SALVIA CLEVELANDII	BLUE SAGE	--

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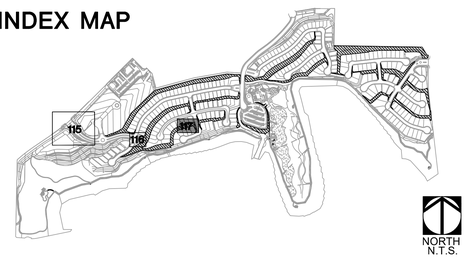
SCALE: 1"=10'-0"

NOTE:
HATCH REPRESENTED ON INDEX MAP DEFINES BOUNDARY OF TYPICAL PLANTING CONDITIONS ON THIS SHEET.

INDEX MAP



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RANCHO LA HABRA - PA 2
VESTING TENTATIVE
TRACT NO. 17845
CALATLANTIC GROUP

COMMUNITY PLANTING PLANS

PROJECT

DESCRIPTION	DATE
DESCRIPTION	DATE

DESIGN DEVELOPMENT PLANS

JOB NUMBER:	1730227
ISSUE DATE:	11-10-17
DRAWN BY:	TW, SC, CF, AH
CHECKED BY:	DS

TITLE
PLANTING ENLARGEMENT INTERNAL SLOPE

SHEET
L.4.117

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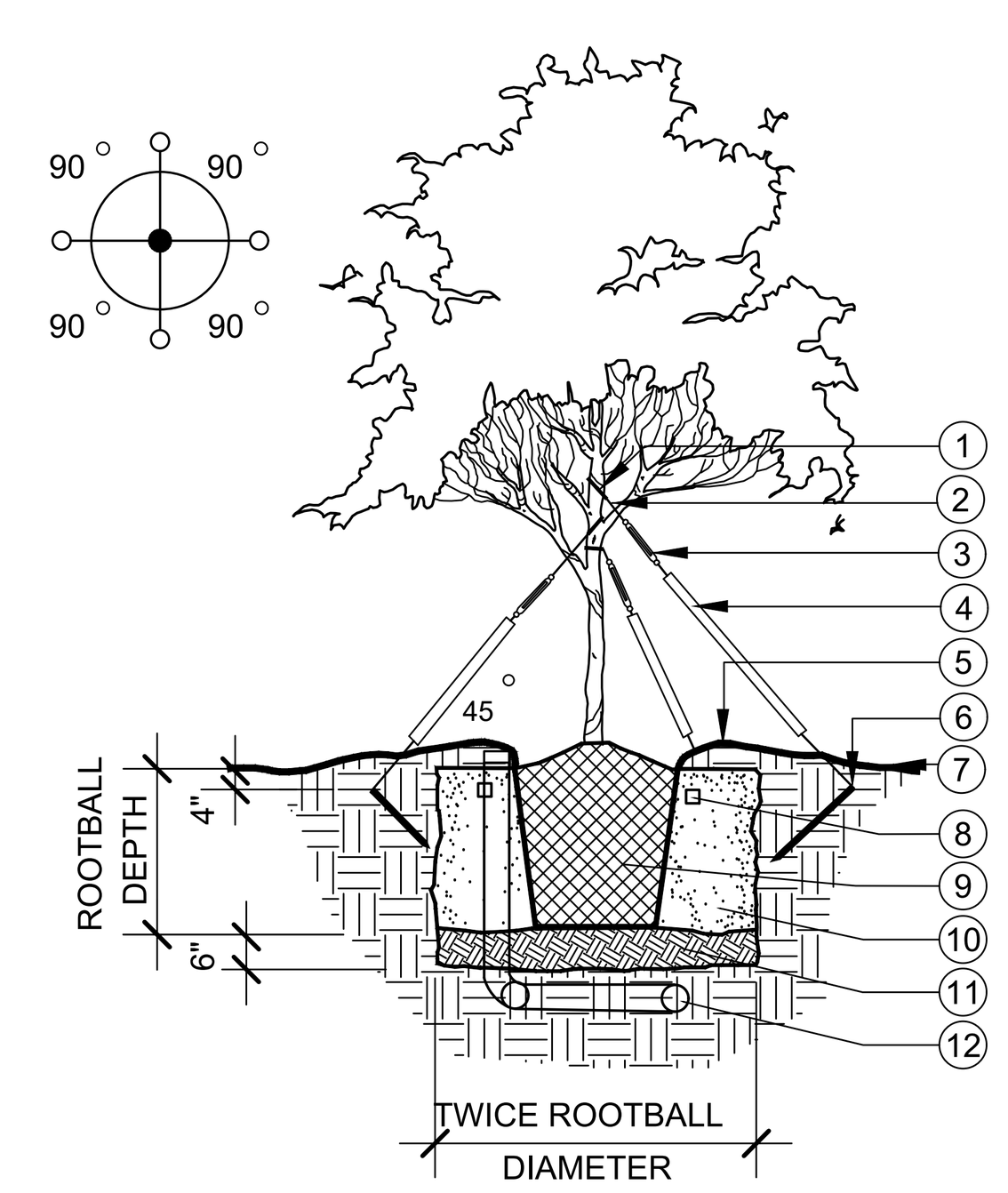
A STAND. & MULTI-TRUNK SPECIMEN TREE

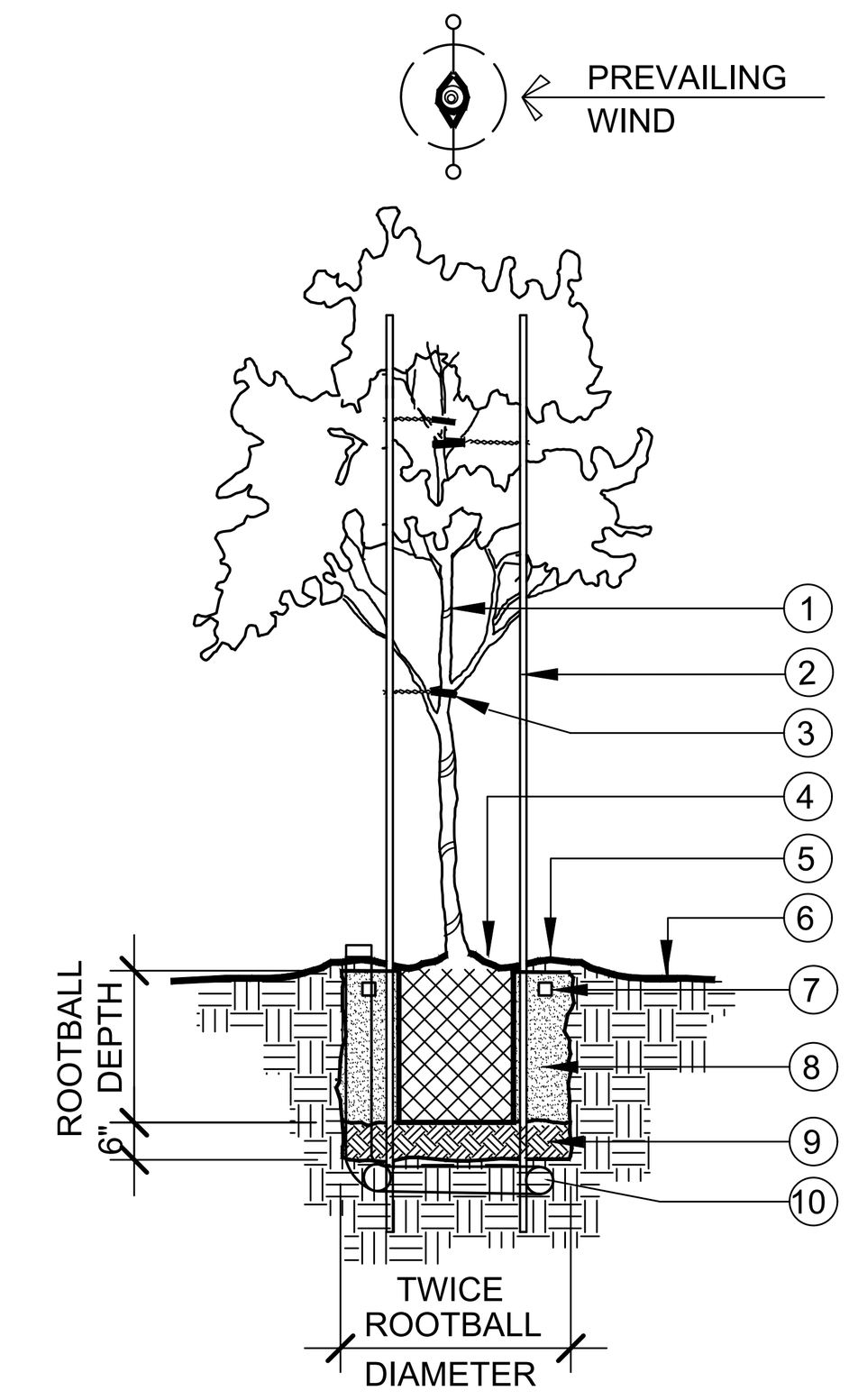


1. V.I.T. PROTECTIVE COLLAR
2. 1/4" DIA. GALV. CABLE LENGTH AS REQUIRED
3. 6-1/2" TURNBUCKLE
4. 1/2" DIA. X 40" SCH. 40 PVC; WHITE PIPE, WIRE IN PLACE
5. 4" HIGH WATER RETENSION BASIN. FORM FROM PLANT PIT EXCAVATION. MAY BE RAKED OUT PRIOR TO OTHER WORK AS DIRECTED BY LANDSCAPE ARCHITECT
6. 2" DIA. X 15 GA. GALV. IRON PIPE STAKES 2'-0" LENGTH, DRILL TWO 5/16" DIA. HOLES 3/4" FROM TOP TO SECURE WIRE
7. FINISH GRADE
8. FERTILIZER TABLETS PER PLANTING NOTES
9. TREE ROOTBALL: 5 & 15 GAL 1" ABOVE GRADE, 24" BOX & LARGER 3" ABOVE GRADE, TAPER ROOTBALL TO GRADE
10. PREPARED BACKFILL PER PLANTING NOTES
11. 6" ZONE OF OVER-EXCAVATED AND RE-COMPACTED NATIVE SOIL
12. SEE TREE ROOTBALL DRAINAGE AND AERATION DETAIL THIS SHEET

SECTION
SCALE: 1" = 1'-0"

48" BOX & LGR.

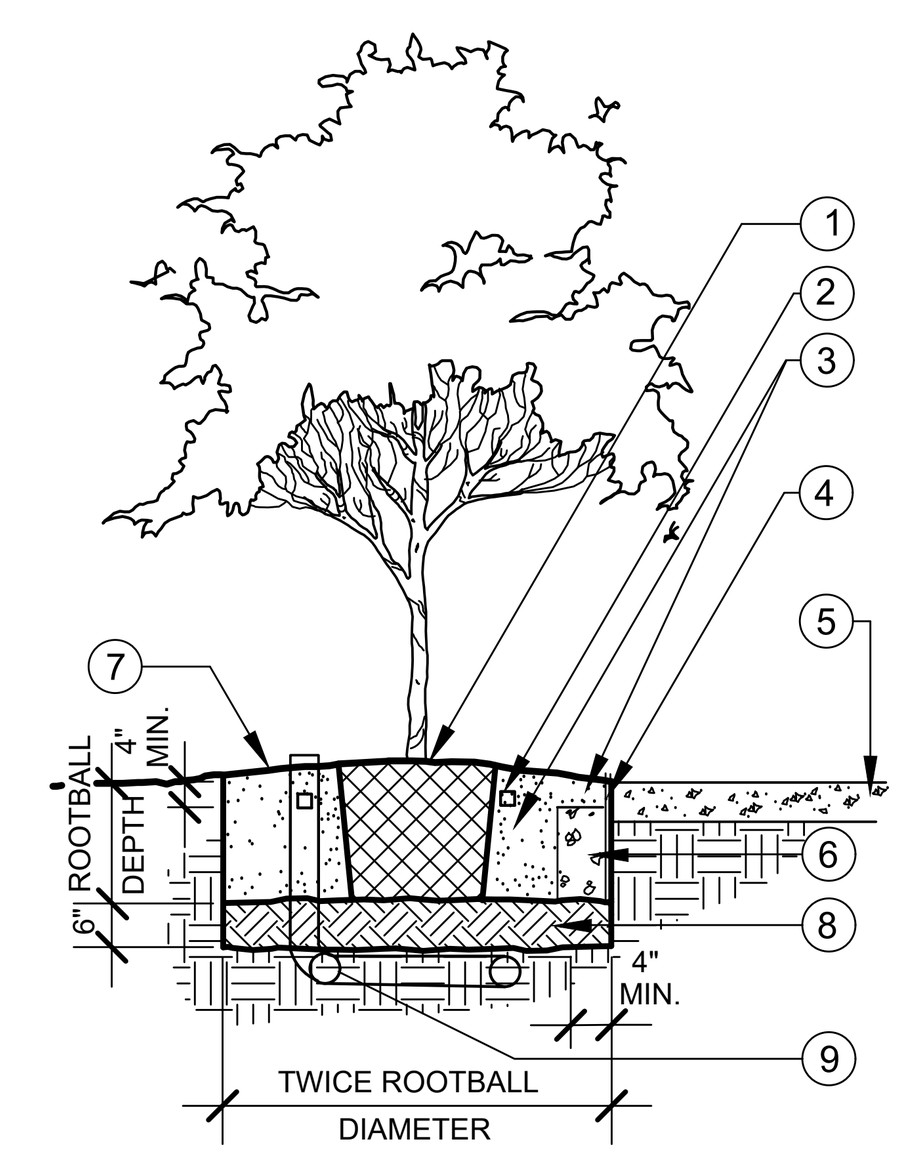
B STANDARD TREE STAKING — 15 GAL & LARGER



1. TREE TRUNK
2. 2" DIA. x 12' LONG MIN. LODGE POLE PINE STAKES: ONE STAKE FOR 5 GAL.,TWO STAKES FOR 15 GAL. AND 24" BOX TREES. 3" DIAMETER x 12' LONG STAKES FOR 36" BOX AND LARGER.
3. NEW 1/2" DIA. GREEN REINFORCED GARDEN HOSE, 18" LONG LOOPED AT EACH BRANCH WITH SINGLE STRAND OF #12 GALVANIZED WIRE. FASTEN TO STAKE BY DRILLING THROUGH THE CENTER AND THREADING THE WIRE THROUGH. WRAP WIRE ONCE AROUND STAKE AND TWIST TO SECURE. PROVIDE 2 TIES FOR 5 GAL. & 3 TIES FOR 15 GAL. AND LARGER TREES.
4. TREE ROOTBALL: 5 & 15 GAL 1" ABOVE GRADE, 24" BOX & LARGER 3" ABOVE GRADE, TAPER ROOTBALL TO GRADE
5. 4" HIGH WATER RETENSION BASIN. FORM FROM PLANT PIT EXCAVATION. MAY BE RAKED OUT PRIOR TO OTHER WORK AS DIRECTED BY LANDSCAPE ARCHITECT
6. FINISH GRADE
7. FERTILIZER TABLETS PER PLANTING NOTES
8. PREPARED BACKFILL PER PLANTING NOTES
9. 6" ZONE OF OVER-EXCAVATED AND RE-COMPACTED NATIVE SOIL
10. SEE TREE ROOTBALL DRAINAGE AND AERATION DETAIL THIS SHEET

SECTION
SCALE: 1" = 1'-0"

C TREE PLANTING WITH ROOT BARRIER

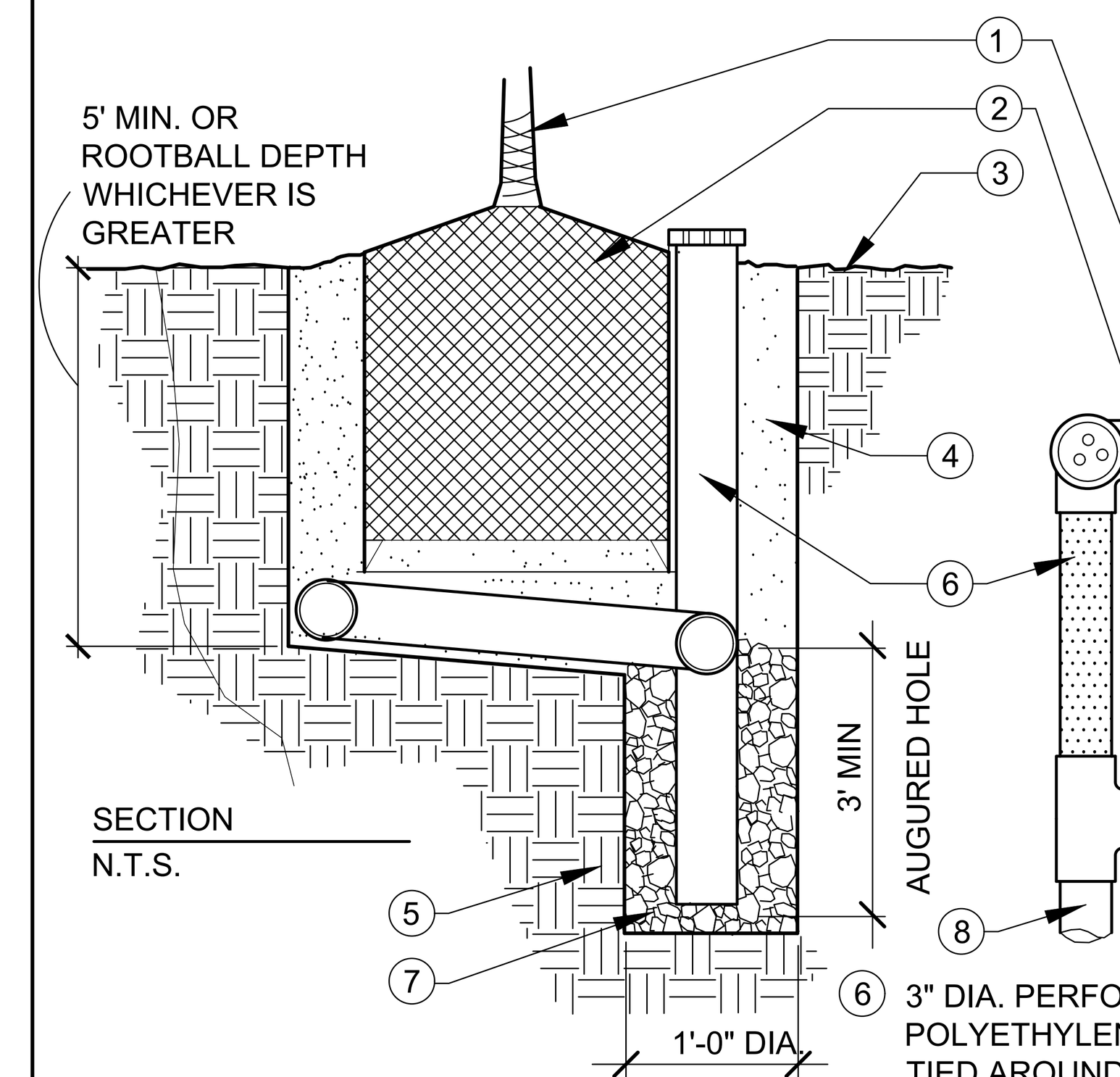


1. TREE ROOTBALL: 5 & 15 GAL. 1" ABOVE GRADE, 24" BOX & LARGER 3" ABOVE GRADE, TAPER ROOTBALL TO GRADE
2. FERTILIZER TABLETS PER PLANTING NOTES
3. PREPARED BACKFILL PER PLANTING NOTES
4. ROOT GUARD BARRIER MODEL# UB24-2 BARRIER SHALL CONFORM TO AGENCY STANDARD REFER TO NOTE 1 & 3 THIS DETAIL.
5. USE ROOT BARRIERS WHERE-EVER TREES ARE PLANTED WITHIN,5' OF ANY STRUCTURE, CONCRETE FLATWORK, CURB AND GUTTER, UTILITIES, ECT.
6. 3/4" CRUSHED ROCK
7. FINISH GRADE
8. 6" ZONE OF OVER EXCAVATED AND RE-COMPACTED NATIVE SOIL
9. SEE TREE ROOTBALL DRAINAGE AND AERATION DETAIL THIS SHEET

NOTE:
1. ROOT GUARD BARRIER AVAILABLE FROM; DEEP ROOT PARTNERS, L.P. 345 LORTON AVENUE, SUITE 103 BURLINGAME, CA 94010 (414) 344-1464
2. REFER TO APPROPRIATE TREE GUYING OR STAKING DETAIL.
3. ROOT BARRIER SHALL HAVE A MINIMUM DEPTH OF 24" WITH A MINIMUM THICKNESS OF 0.06" BARRIERS SHALL BE 16 FEET LONG CENTERED ON TREE TRUNK, IN ONE CONTINUOUS PIECE (PREFERRED) OR IN A COMBINATION OF PIECES, SECURELY FASTENED WITH ADHESIVE, IF APPROPRIATE, AT JOINT POINTS. BARRIERS SHALL BE INSTALLED IMEDIATELY ADJACENT TO SIDEWALK/HARDSCAPE ELEMENTS WITH A 1" MIN. 2" MAX OVERLAY W/ BOTTOM OF HARDSCAPE ELEMENT.

SECTION
SCALE: 1" = 1'-0"

D TREE ROOTBALL DRAINAGE AND AERATION



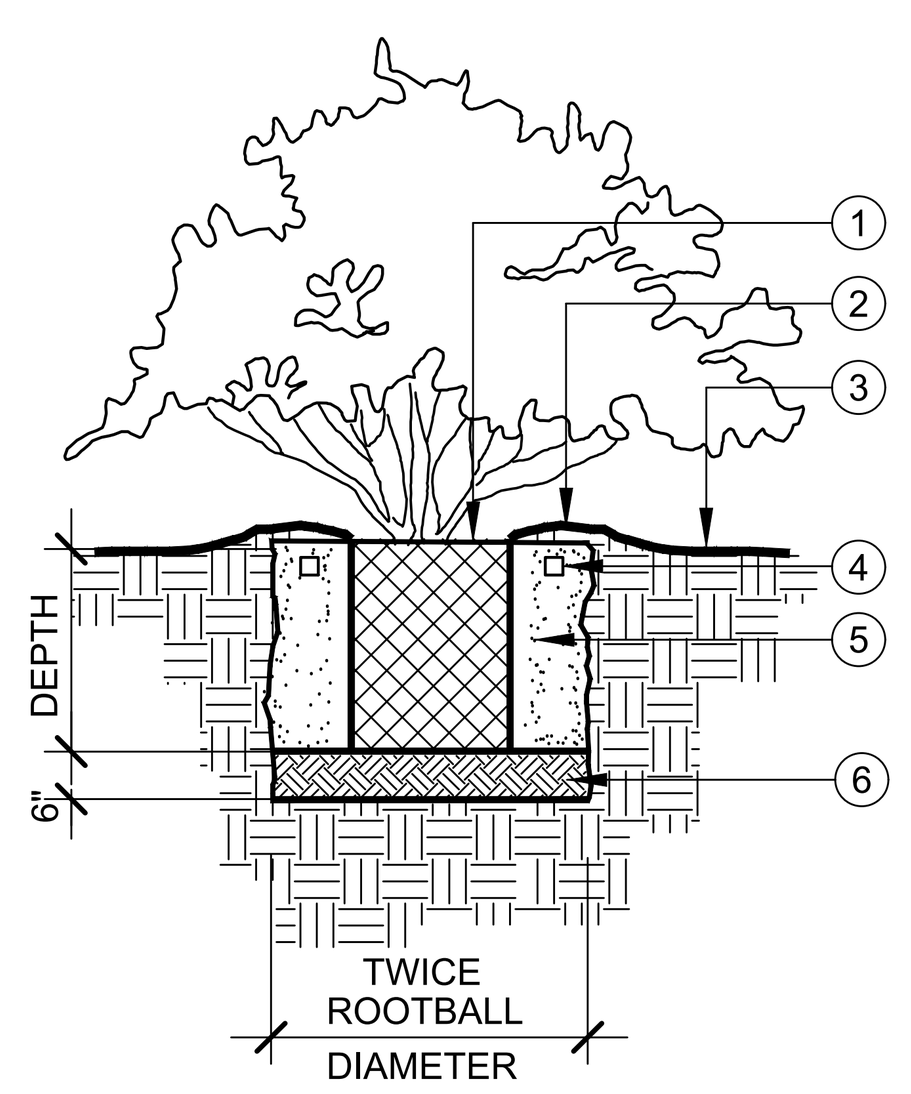
OLIVE TREE SUBDRAIN NOTE:
THE CONTRACTOR SHALL VERIFY THAT THE SUBDRAIN INVERTS ARE AT 5'-0" MINIMUM BELOW GRADE PER THE PRECISE GRADE PLAN. VERIFY OLIVE TREE ROOT BALLS DO NOT EXCEED 5'-0" MINIMUM DEPTH PRIOR TO ORDERING OLIVE TREES AND INSTALLING SUBDRAINS. ALL TRENCHING SHALL BE RECOMPACTED TO 90% BELOW ROOT BALL PRIOR TO EXCAVATING PLANT PIT FOR OLIVE TREE.

1. SEE SPECIMEN TREE PLANTING DETAILS FOR TYP. INSTALLATION & NOTES.
2. TREE ROOTBALL, CROWN SHALL BE 1" OR 3" ABOVE FIN. GRD. PER THE PLANTING DETAILS SHAVE TO GRADE AS REQUIRED.
3. FINISH GRADE.
4. 3" MIN. COVER CONT. BACKFILL PER SOILS REPORT.
5. UNDISTURBED SUB-GRD. OR PROPERLY RE-COMPACTED FILL.
6. 3" DIA. PERFORATED CORRIGATED POLYETHYLENE TUBING W/ SAND FILTER SOCK TIED AROUND BOTTOM END. WRAP TUBING AROUND ENTIRE BOTTOM OF ROOT BALL. EXTEND TUBING INTO AUGERED HOLE AND VERTICALLY ABOVE FIN. GRADE. CUT 2" ABOVE FIN. GRADE AND TERMINATE W/3" DIA PERFORATED PLASTIC SNAP END CAP.
7. 3/8" PEA GRAVEL BACKFILL AROUND PERFORATED PIPE.
8. 4" DIA. P.V.C. DRAINLINE TIE INTO ADJACENT DRAINLINE PER CONST. PLAN & CIVIL ENG. PLAN. (COORD. AS REQ'D)

24" BOX & LGR.

SECTION
SCALE: 1"=1'-0"

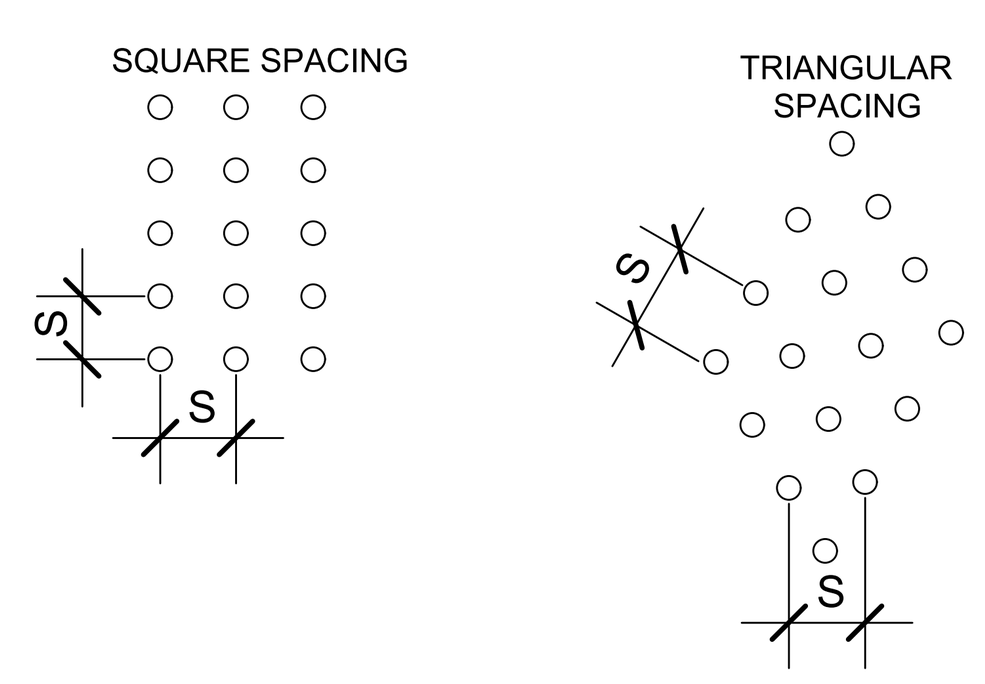
E SHRUB AND VINE PLANTING



1. ROOTBALL CROWN SHALL BE 1" ABOVE FINISH GRADE AVOID PLANTING SHRUBS DIRECTLY IN FRONT OF IRRIGATION SPRAY HEADS PROVIDE CLEARANCE WHEN POSSIBLE
2. 3" HIGH WATER RETENSION BASIN. FORM FROM PLANT PIT EXCAVATION. MAY BE RAKED OUT PRIOR TO OTHER WORK AS DIRECTED BY LANDSCAPE ARCHITECT
3. FINISH GRADE
4. FERTILIZER TABLETS PER PLANTING NOTES
5. PREPARED BACKFILL PER PLANTING NOTES
6. 6" ZONE OF OVER-EXCAVATED AND RE-COMPACTED NATIVE SOIL

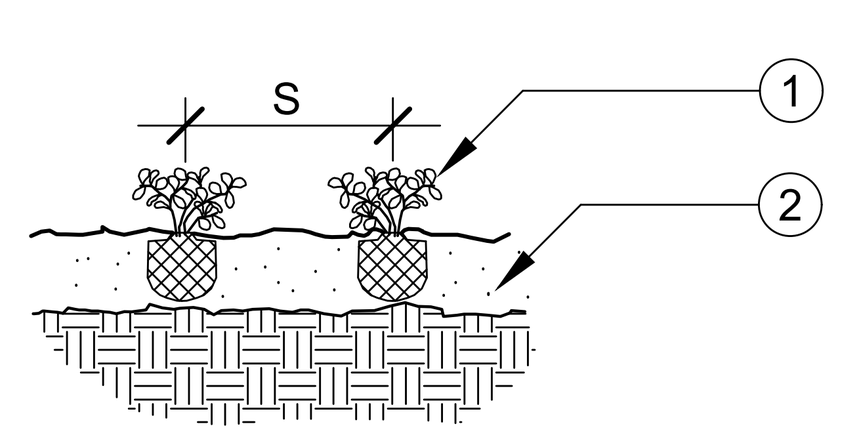
SECTION
SCALE: 1" = 1'-0"

F GROUND COVER LOCATION AND SPACING



S	SQ. FT. PLANTS WILL COVER	
	64 PLANTS	100 PLANTS
4"	7 SQ. FT.	11 SQ. FT.
6"	16 SQ. FT.	25 SQ. FT.
8"	28 SQ. FT.	44 SQ. FT.
10"	45 SQ. FT.	70 SQ. FT.
12"	64 SQ. FT.	100 SQ. FT.
15"	100 SQ. FT.	156 SQ. FT.
18"	144 SQ. FT.	225 SQ. FT.
24"	256 SQ. FT.	400 SQ. FT.

'S' REFERS TO SPACING

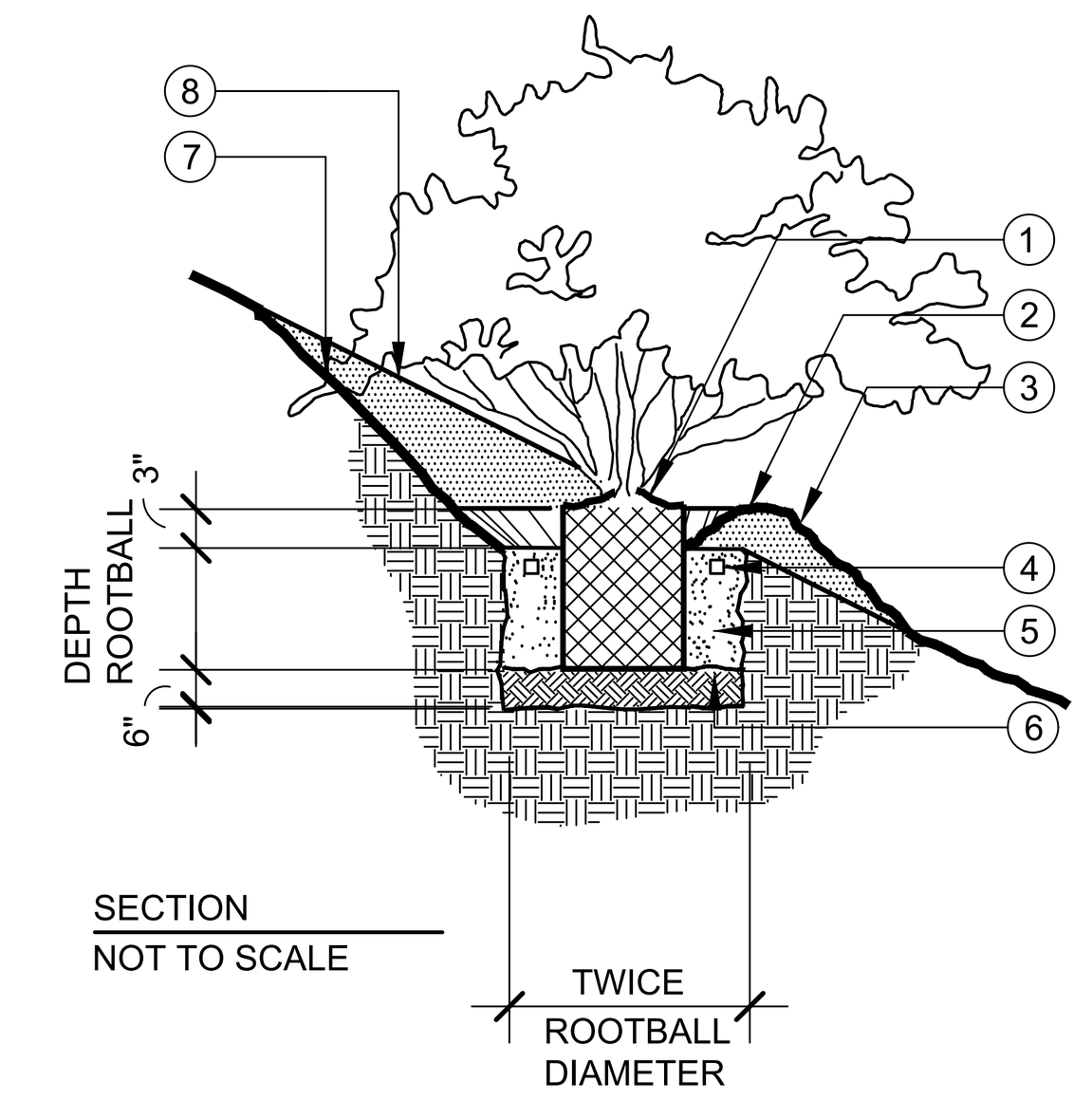


1. GROUND COVER TO BE PLANTED IN FLATS. CUTTINGS, LINERS OR 1 GAL. CONTAINERS PER PLANS
2. SOIL PREP - REFER TO PLANTING NOTES

REFER TO PLANTING NOTES FOR ADDITIONAL SPECIFICATIONS

SECTION
NOT TO SCALE

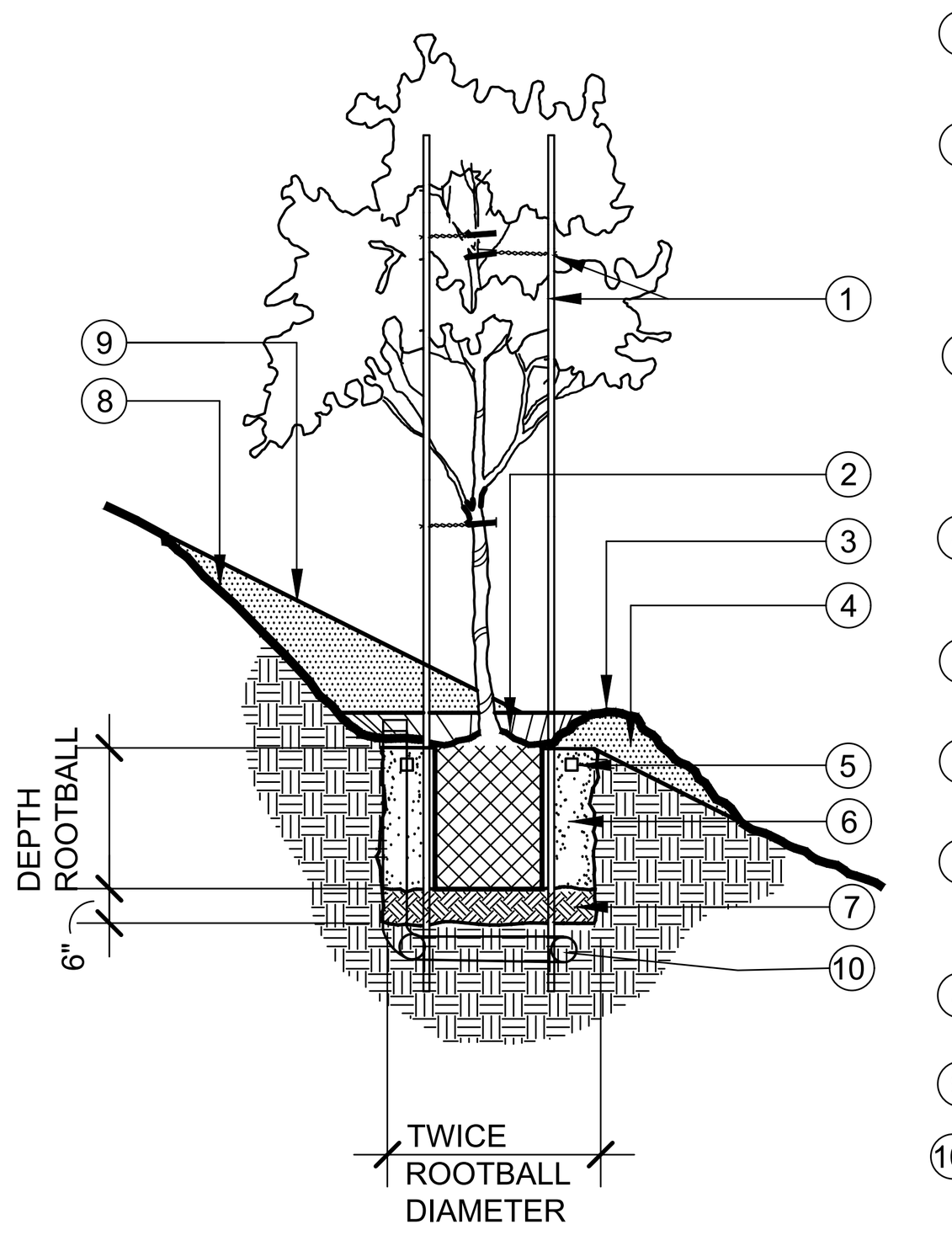
G SHRUB PLANTING ON SLOPE



1. SHRUB ROOTBALL: CROWN SHALL BE 3" ABOVE FIN. SLOPE GRADE @ LOWER AND UPHILL SIDE
2. 3" HIGH WATER RETENTION BASIN, FORM WITH SOIL EXCAVATED FROM UPHILL SIDE OF SHRUB
3. 1:1 MAX. COMPACTED TAPER FILL AT FRONT PLANT PIT
4. FERTILIZER TABLETS PER PLANTING NOTES
5. PREPARED BACKFILL PER PLANTING NOTES
6. 6" ZONE OF OVER-EXCAVATED AND RE-COMPACTED NATIVE SOIL
7. 1:1 MAX. CUT SLOPE BEHIND PLANT PIT
8. EXISTING SLOPE

SECTION
SCALE: 1"=1'-0"

H STANDARD TREE STAKING ON SLOPES



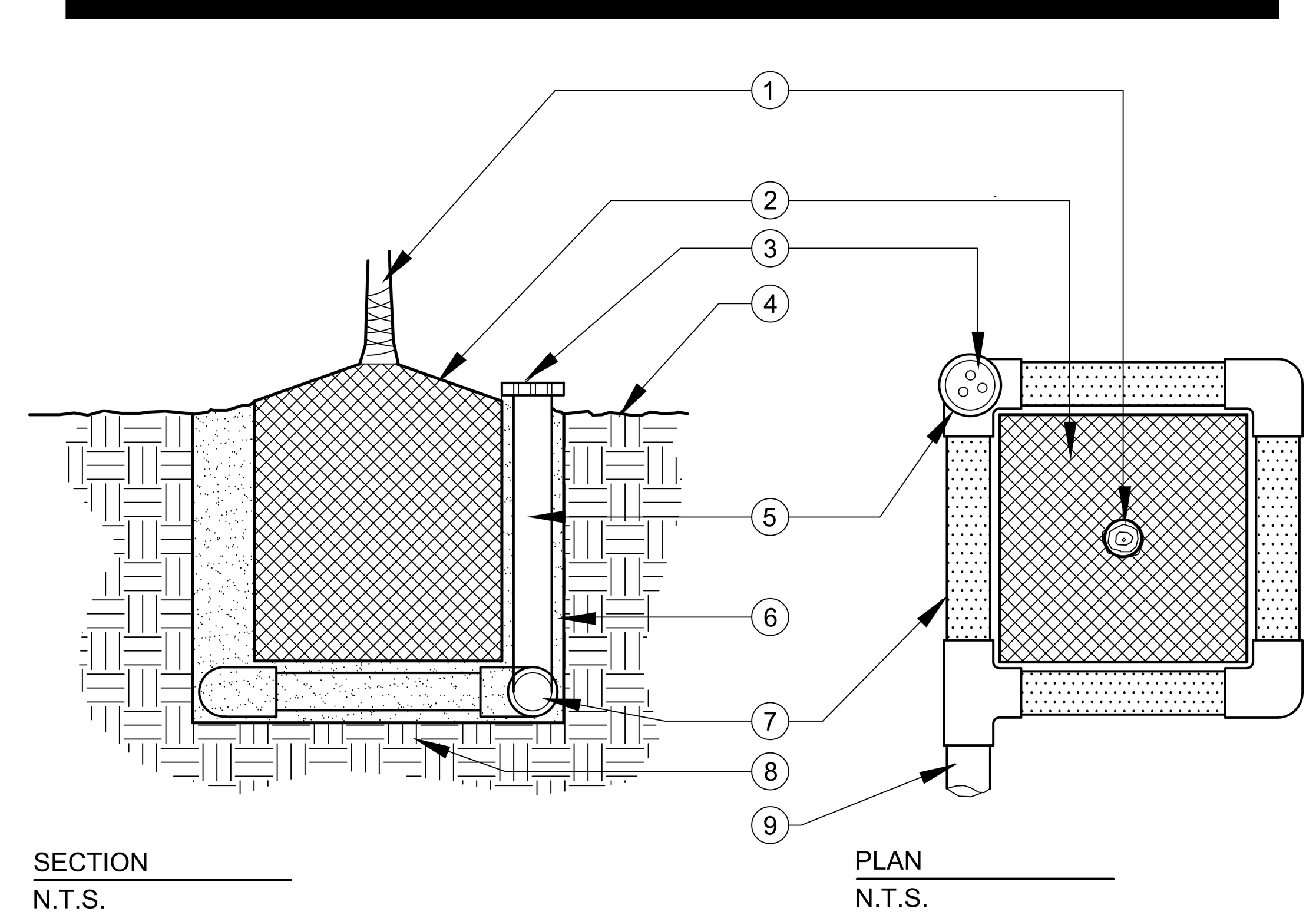
1. TREE STAKING PER DETAIL, THIS SHEET
2. TREE ROOTBALL: 5 & 15 GAL 1" ABOVE GRADE, 24" BOX & LARGER 3" ABOVE GRADE, TAPER ROOTBALL TO GRADE
3. 4" HIGH WATER RETENSION BASIN, FORM WITH SOIL EXCAVATED FROM UPHILL SIDE OF TREE
4. 1:1 MAX. COMPACTED TAPER FILL AT FRONT PLANT PIT
5. FERTILIZER TABLETS PER PLANTING NOTES
6. PREPARED BACKFILL PER PLANTING NOTES
7. 6" ZONE OF OVER-EXCAVATED AND RE-COMPACTED NATIVE SOIL
8. 1:1 MAX. CUT SLOPE BEHIND PLANT PIT
9. EXISTING SLOPE
10. SEE TREE ROOTBALL DRAINAGE AND AERATION DETAIL THIS SHEET

SECTION
SCALE: 1"=1'-0"

48" BOX & SM.

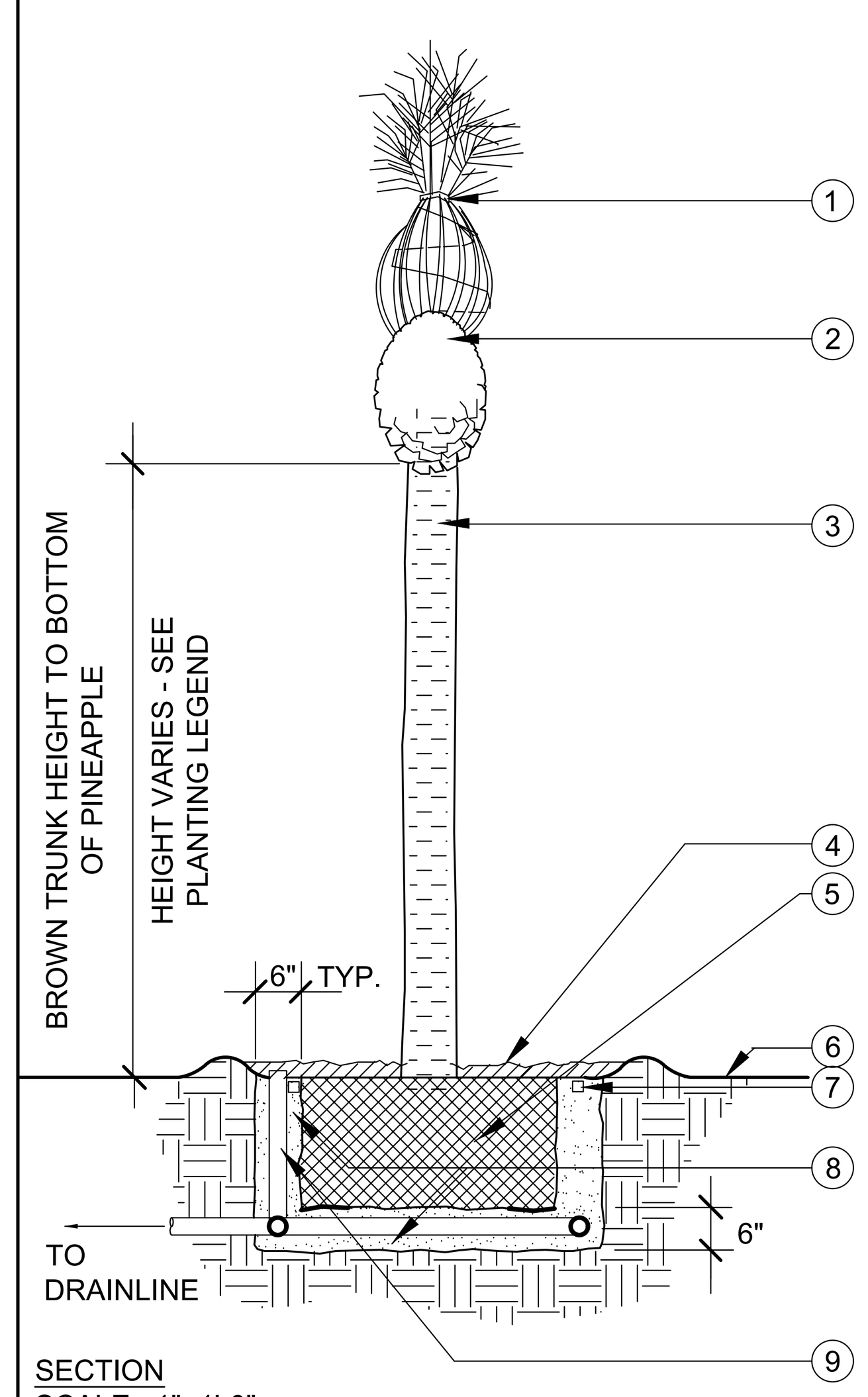
I TREE ROOT BARRIER

OLIVE TREE SUBDRAIN NOTE:
THE CONTRACTOR SHALL VERIFY THAT THE SUB-DRAIN INVERTS ARE AT 5'-0" MINIMUM BELOW GRADE PER THE PRECISE GRADE PLAN. VERIFY OLIVE TREE ROOT BALLS DO NOT EXCEED 5'-0" MINIMUM DEPTH PRIOR TO ORDERING OLIVE TREES AND INSTALLING SUB-DRAINS. ALL TRENCHING SHALL BE RE-COMPACTED TO 90% BELOW ROOT BALL PRIOR TO EXCAVATING PLANT PIT FOR OLIVE TREE.



1. SEE SPECIMEN TREE PLANTING DETAILS FOR TYP. INSTALLATION & NOTES.
2. TREE ROOTBALL, CROWN SHALL BE 4" ABOVE FIN. GRD. SHAVE TO GRD. AS REQUIRED.
3. 3" DIA. ABS PERFERATED DRAIN PIPE WITH FILTER SOCK.
4. FINISH GRADE.
5. 3" DIA. ABS VERT DRAIN LINE WITH FILTER SAND 2" CLR. OF FIN. GRD.
6. 3" MIN. COVER CONT. BACKFILL PER SOILS REPORT.
7. 3" DIA. PERFORATED ABS DRAINLINE W/CONT. FILTER FABRIC WRAP.
8. UNDISTURBED SUB-GRD. OR PROPERLY RE-COMPACTED FILL.
9. 4" DIA. P.V.C. DRAINLINE TIE INTO ADJACENT DRAINLINE PER CONST. PLAN & CIVIL ENG. PLAN. (COORD. AS REQ'D)

J PALM PLANTING

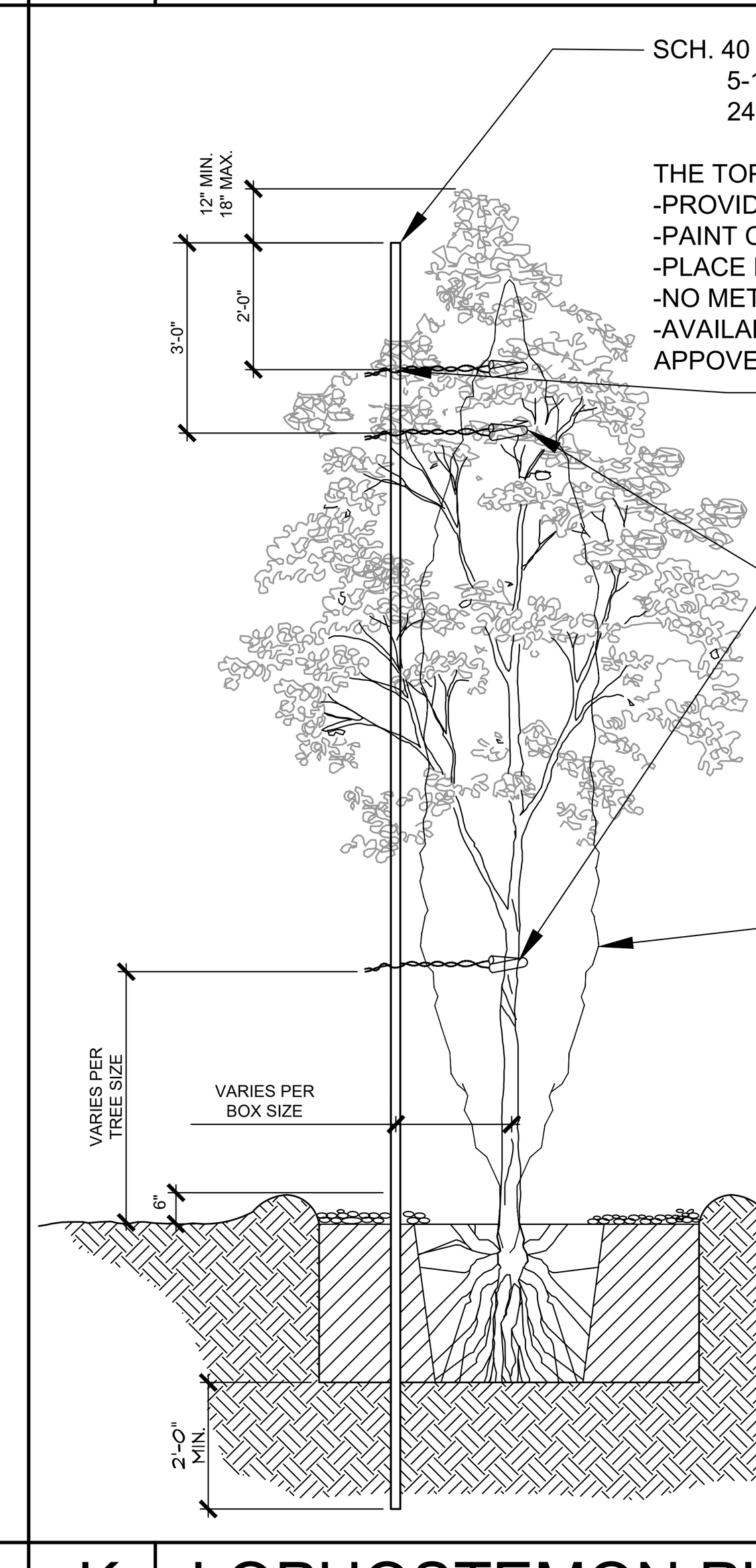


1. ORGANIC TWINE BY NURSERY
2. FROND NODE BASE/PINEAPPLE W/OBLONG CONFIGURATION.
3. PALM TRUNK TO BE STRAIGHT AND INSTALLED VERTICAL(PLUMB).
4. SAND BACKFILL @ FINISH GRADE
5. ROOTBALL
6. FINISHED GRADE
7. FERTILIZER TABLETS PER PLANTING NOTES.
8. PLANT PIT BACKFILL 100% WASHED PLASTER SAND.
9. ROOTBALL DRAINLINE AND AERATION RISER PER DRAINAGE AND AERATION DETAIL ON THIS SHEET

NOTE:
ALL BACKFILL TO BE WATER JETTED DURING PLANTING FOR MAXIMUM STABILITY.

SECTION
SCALE: 1"=1'-0"

K LOPHOSTEMON PLANTING



SCH. 40 GALVANIZED STEEL STAKE, SIZE:
5-15 GALLON: 1-1/2" DIA. X 10.5' LONG
24"-36" BOX: 1-1/2" DIA. X 21' LONG WITH AN EXCEPTION FOR CYPRESS. THE POLE SHOULD BE 12" HIGHER THAN THE TOP OF THE CYPRESS TREE.
-PROVIDE PIPE THREADS AND COUPLING AT TOP OF STAKE, TYP.
-PAINT COLOR: 2 COATS MATTE BLACK
-PLACE POLE IN BACK AND OUT OF PUBLIC VIEW.
-NO METAL CAPS
-AVAILABLE THROUGH: SULLIVAN & MANN COMPANY (714) 665-2460; OR APPOVED EQUAL

(2) ¼" HOLES DRILLED THROUGH THE STAKE TO ACCEPT TREE TIE. FIRST HOLE IS 24" FROM TOP OF STAKE & THE SECOND HOLE IS 36" FROM TOP OF STAKE.

V.I.T. HOSE AND WIRE TREE SUPPORTS: HW 36, WIRE LENGTH 36" FOR 24"-36" BOX TREES. WIRE CAN BE TRIMMED IF NECESSARY.
-AVAILABLE THROUGH: SULLIVAN & MANN COMPANY (800) 640-4020 OR V.I.T. COMPANY INC. (800) 729-1314. OR APPROVED EQUAL.

ITALIAN CYPRESS

NOTE:
-THIS DETAIL IS FOR CUPRESSUS AND LOPHOSTEMON TREES 24" BOX AND LARGER
-FOR CUPRESSUS, (2) TREE TIES SHALL BE LOCATED NEAR TOP OF STAKE, FOR LOPHOSTEMON, (1) TREE TIE SHALL BE LOCATED NEAR TOP OF STAKE AND (1) TREE TIE SHALL BE LOCATED MIDWAY BETWEEN FINISH GRADE AND UPPER SUPPORT.

SECTION
SCALE: ⅜" = 1'-0"

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PROJECT
RANCHO LA HABRA - PA 2
VESTING TENTATIVE
TRACT NO. 17845
CALATLANTIC GROUP

COMMUNITY PLANTING PLANS

DESIGN DEVELOPMENT PLANS

DATE	DESCRIPTION

DATE	DESCRIPTION

JOB NUMBER:	1730227
ISSUE DATE:	11-10-17
DRAWN BY:	TW, SC, CF, AH
CHECKED BY:	DS

TITLE
PLANTING DETAILS

SHEET
L.4.301

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CALATLANTIC GROUP
RANCHO LA HABRA
LA HABRA, CA
VESTING TENTATIVE TRACT NO. 17845
COMMUNITY PLANTING PLANS - PA 3

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UNDERGROUND SEVICE ALERT OF SOUTHERN CALIFORNIA

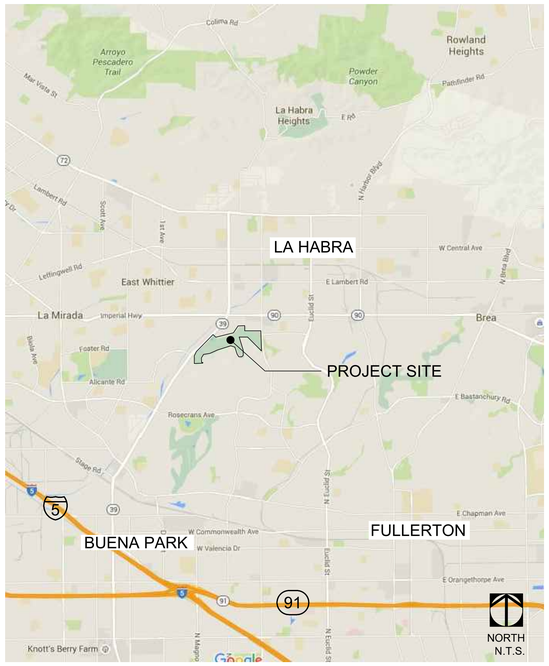
ABBREVIATIONS

PA	PLANTING AREA
TP	TOP OF PILASTER
TF	TOP OF FENCE
TW	TOP OF WALL
FS	FINISH SURFACE
FG	FINISH GRADE
BC	BACK OF CURB
FC	FACE OF CURB
HP	HIGH POINT
NIC	NOT IN CONTRACT
TYP	TYPICAL
	FLOW LINE 2% MIN.
	SHEET FLOW 2% MIN.

SUBMITTAL LOG

SUBMITTAL	DATE
DESIGN DEVELOPMENT	09-15-2016
DESIGN DEVELOPMENT	11-10-2017

VICINITY MAP



GENERAL NOTES:

GENERAL NOTES - STANDARD PLANS

1. THE LANDSCAPE DESIGN SHOWN WITHIN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE WITH THE ONGOING COLLABORATION OF CALATLANTIC GROUP, THE CITY OF LA HABRA, AND THE RANCHO LA HABRA DESIGN TEAM.

SHEET INDEX

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L.4.107	PLANTING ENLARGEMENTS - ENTRY SLOPES						
L.4.108	PLANTING ENLARGEMENTS - PUBLIC PARK						
L.4.301	PLANTING DETAILS						

NOTES:

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APPROVALS

PLAN CHECK #

CITY OF LA HABRA DEPARTMENT OF RECREATION AND PARKS

ACCEPTED (PRINT NAME) | SIGNATURE | DATE

CITY OF LA HABRA PLANNING DEPARTMENT

ACCEPTED (PRINT NAME) | SIGNATURE | DATE

CITY OF LA HABRA BUREAU OF STREET SERVICES - URBAN FORESTRY

ACCEPTED (PRINT NAME) | SIGNATURE | DATE

CITY OF LA HABRA BUREAU OF STREET SERVICES

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Date
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STATE OF CALIFORNIA

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CHECKED BY:	DS

TITLE

TITLE SHEET

SHEET

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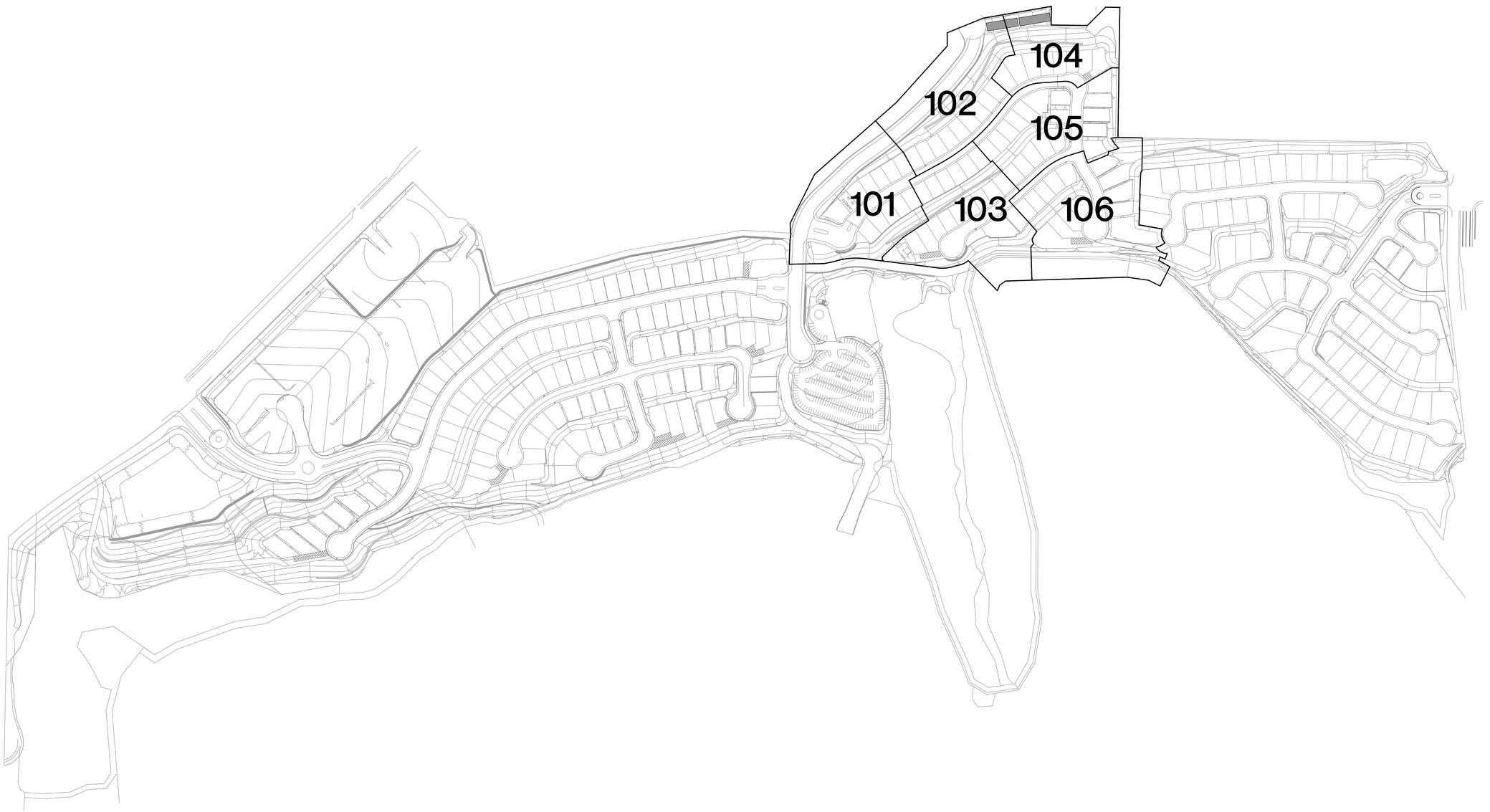

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0 160 320

SCALE: 1"=160'-0"

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Expires 4-30-19
STATE OF CALIFORNIA

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PROJECT

RANCHO LA HABRA - PA 3
VESTING TENTATIVE
TRACT NO. 17845
CALATLANTIC GROUP

COMMUNITY PLANTING PLANS

DATE	DESCRIPTION	DATE	DESCRIPTION

DESIGN DEVELOPMENT PLANS

JOB NUMBER:	1730227
ISSUE DATE:	11-10-17
DRAWN BY:	TW, SC, CF, AH
CHECKED BY:	DS

TITLE

OVERALL KEY MAP

SHEET

L.0.101

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MASTER LANDSCAPE SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	O.C. SPACING	QUANTITY	REMARKS
TREES						
	AFROCARPUS GRACILIOR	YEW PINE	24" BOX OR PER PLAN		58	
	ARBUTUS UNEDO	STRAWBERRY TREE	24" BOX OR PER PLAN		0	
	CHITALPA X TASHKENTENSIS	MORNING CLOUD CHITALPA	24" BOX OR PER PLAN		0	
	CINNAMOMUM CAMPHORA	CAMPHOR TREE	24" BOX OR PER PLAN		44	
	CUPANIOPSIS ANACARDIOIDES	CARROTWOOD	24" BOX OR PER PLAN		1	
	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	24" BOX OR PER PLAN		61	
	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	24" BOX OR PER PLAN		141	
	LIGUSTRUM LUCIDUM	GLOSSY PRIVET	24" BOX OR PER PLAN		87	
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX OR PER PLAN		296	
	MELALEUCA LINARIFOLIA	FLAX LEAF PAPERBARK	24" BOX OR PER PLAN		33	
	MELALEUCA QUINQUENERVIA	CAJEPUT TREE	24" BOX OR PER PLAN		38	
	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL OLIVE TREE	18' X 18' FIELD DUG		50	
	PHEONIX DACTYLIFERA 'MEDJOOL'	MEDJOOL DATE PALM	24" BOX OR PER PLAN		12	
	PINUS BRUTIA VAR. ELDARICA	AFGHAN PINE	24" BOX OR PER PLAN		264	
	PLATANUS x. ACERIFOLIA 'YARWOOD'	YARWOOD LONDON PLANE TREE	24" BOX OR PER PLAN		188	
	PLATANUS x. ACERIFOLIA 'COLUMBIA'	COLUMBIA LONDON PLANE TREE	24" BOX OR PER PLAN		49	
	PLATANUS x. HISPANICA 'BLOODGOLD'	BLOODGOOD LONDON PLANE TREE	24" BOX OR PER PLAN		21	
	PLATANUS MEXICANA	MEXICAN SYCAMORE	24" BOX OR PER PLAN		75	
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	24" BOX OR PER PLAN		161	
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX OR PER PLAN		148	
	QUERCUS ILEX	HOLLY OAK	24" BOX OR PER PLAN		105	
	QUERCUS SUBER	CORK OAK	24" BOX OR PER PLAN		91	
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	24" BOX OR PER PLAN		164	
	SAMBUCUS MEXICANA	MEXICAN ELDERBERRY	24" BOX OR PER PLAN	20'-0" O.C. OR AS SHOWN ON PLAN	27	
	SALIX EXIGUA	NARROWLEAF WILLOW	24" BOX OR PER PLAN	20'-0" O.C. OR AS SHOWN ON PLAN	26	
	SALIX GOODDINGII	GOODDINGS WILLOW	24" BOX OR PER PLAN	20'-0" O.C. OR AS SHOWN ON PLAN	22	
	SALIX LAEVIGATA	RED WILLOW	24" BOX OR PER PLAN	20'-0" O.C. OR AS SHOWN ON PLAN	19	
	SALIX LASIOLEPIS	ARROYO WILLOW	24" BOX OR PER PLAN	20'-0" O.C. OR AS SHOWN ON PLAN	41	
	SALIX LUCIDA	SHINING WILLOW	24" BOX OR PER PLAN	20'-0" O.C. OR AS SHOWN ON PLAN	26	
	UMBELLULARIA CALIFORNICA	CALIFORNIA BAY TREE	24" BOX OR PER PLAN		82	
SHRUBS AND GROUNDCOVERS						
	ACACIA REDOLENS 'DESERT CARPET'	PROSTRATE ACACIA	1 GAL	8'-0" O.C.	PER ENLARGEMENT	
	ACMISPON GLABER	DEERWEED	1 GAL	2'-0" O.C.	PER ENLARGEMENT	
	AGAVE AMERICANA	CENTURY PLANT	15 GAL	8'-0" O.C. OR AS SHOWN ON PLAN	PER ENLARGEMENT	
	ALOE ARBORESCENS	TORCH ALOE	5 GAL	5'-0" O.C. OR AS SHOWN ON PLAN	PER ENLARGEMENT	
	ALOE BARBADENSIS	ALOE VERA	5 GAL	2'-0" O.C.	PER ENLARGEMENT	
	ALOE CAMERONII	STARFISH ALOE	5 GAL	2'-0" O.C.	PER ENLARGEMENT	
	ARISTIDA PURPUREA	PURPLE THREE AWN	2" POTS	1'-6" O.C.	PER ENLARGEMENT	
	BACCHARIS CONSANGUINEA	COYOTE BRUSH	1 GAL	8'-0" O.C.	PER ENLARGEMENT	
	BACCHARIS PILULARIS 'PIGEON POINT'	DWARF COYOTE BRUSH	1 GAL	8'-0" O.C.	PER ENLARGEMENT	
	BACCHARIS SALICIFOLIA	MULE FAT	1 GAL	15'-0" O.C.	PER ENLARGEMENT	
	BACCHARIS 'STARN'	STARN COYOTE BRUSH	1 GAL	5'-0" O.C.	PER ENLARGEMENT	
	CAREX DIVULSA	BERKELEY SEDGE	1 GAL	2'-6" O.C.	PER ENLARGEMENT	
	CAREX PRAEGRACILIS	CALIFORNIA FIELD GRASS	1 GAL	2'-6" O.C.	PER ENLARGEMENT	
	CEANOTHUS 'FROSTY BLUE'	FROSTY BLUE CALIFORNIA LILAC	15 GAL	15'-0" O.C.	PER ENLARGEMENT	
	CEANOTHUS 'JOYCE COULTER'	JOYCE COULTER CEANOTHUS	5 GAL	6'-0" O.C.	PER ENLARGEMENT	
	CEANOTHUS THYRSIFLORUS VAR. GRISEUS 'YANKEE POINT'	YANKEE POINT CEANOTHUS	1 GAL	8'-0" O.C.	PER ENLARGEMENT	
	CISTANTHE GRANDIFLORA	ROCK PURSLANE	5 GAL	3'-0" O.C.	PER ENLARGEMENT	
	CRASSULA MULTICAVA	FAIRY CRASSULA	1 GAL	1'-6" O.C.	PER ENLARGEMENT	
	CRASSULA OVATA	JADE PLANT	5 GAL	3'-0" O.C.	PER ENLARGEMENT	
	CRASSULA OVATA 'GOLLOM'	GOLLOM JADE	5 GAL	2'-0" O.C.	PER ENLARGEMENT	
	CRASSULA OVATA 'HUMMEL'S SUNSET'	GOLDEN JADE	5 GAL	2'-6" O.C.	PER ENLARGEMENT	
	CRASSULA OVATA 'PINK BEAUTY'	PINK JADE PLANT	5 GAL	3'-0" O.C.	PER ENLARGEMENT	
	CRASSULA RIPPLE	RIPPLE JADE	5 GAL	1'-0" O.C. OR AS SHOWN ON POT PLAN	PER ENLARGEMENT	
	ELAEAGNUS PUNGENS	FRUITLAND SILVERBERRY	15 GAL	6'-0" O.C.	PER ENLARGEMENT	
	ENCELIA CALIFORNICA	COAST SUNFLOWER	1 GAL	3'-0" O.C.	PER ENLARGEMENT	
	ERIOGONUM FASCICULATUM	CALIFORNIA BUCKWHEAT	1 GAL	2'-0" O.C.	PER ENLARGEMENT	
	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	1 GAL	5'-0" O.C.	PER ENLARGEMENT	
	FESTUCA LONGIFOLIA	HARD FESCUE	2" ROSE POTS OR SEED MIX	1'-0" O.C.	PER ENLARGEMENT	
	FESTUCA MAIREI	ATLAS FESCUE	2" ROSE POTS	2'-6" O.C.	PER ENLARGEMENT	
	FESTUCA MICROSTACHYS	SMALL FESCUE	2" POTS	1'-0" O.C.	PER ENLARGEMENT	
	FESTUCA RUBRA	RED FESCUE	2" ROSE POTS OR SEED MIX	1'-0" O.C.	PER ENLARGEMENT	
	FESTUCA RUBRA 'MOLATE'	CREEPING RED FESCUE	2" ROSE POTS OR SEED MIX	1'-0" O.C.	PER ENLARGEMENT	
	FESTUCA 'SISKIYOU BLUE'	SISKIYOU BLUE FESCUE	2" ROSE POTS OR SEED MIX	1'-0" O.C.	PER ENLARGEMENT	
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	5'-0" O.C.	PER ENLARGEMENT	
	HETEROMELES ARBUTIFOLIA	TOYON	1 GAL	8'-0" O.C.	PER ENLARGEMENT	
	ISOCOMA MENZIESII	MENZIE'S GOLDENBRUSH	SEED ONLY	N/A	PER ENLARGEMENT	
	JUNCUS EFFUSUS	COMMON RUSH	1 GAL	8'-0" O.C.	PER ENLARGEMENT	
	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL	4'-0" O.C.	PER ENLARGEMENT	
	JUNCUS TEXTILIS	BASKET RUSH	1 GAL	6'-0" O.C.	PER ENLARGEMENT	
	LANTANA MONTEVIDENSIS	TRAILING LANTANA	5 GAL	5'-0" O.C.	PER ENLARGEMENT	
	LASTHENIA CALIFORNICA	CALIFORNIA GOLDFIELD	SEED ONLY	N/A	PER ENLARGEMENT	
	LEYMUS CONDENSATUS 'CANYON PRINCE'	CANYON PRINCE GIANT WILD RYE	1 GAL	4'-0" O.C.	PER ENLARGEMENT	
	LEYMUS TRITICOIDES	CREEPING WILD RYE	2" ROSE POTS	2'-0" O.C.	PER ENLARGEMENT	
	LUPINUS BICOLOR	MINIATURE LUPINE	1 GAL	2'-0" O.C.	PER ENLARGEMENT	
	MAHONIA AQUIFOLIUM	OREGON GRAPE	5 GAL	8'-0" O.C. OR AS SHOWN ON PLAN	PER ENLARGEMENT	
	MIMULUS AURANTIACUS	STICKY MONKEY FLOWER	1 GAL	3'-0" O.C.	PER ENLARGEMENT	
	MUHLENBERGIA CAPILLARIS	PINK MUHLYGRASS	1 GAL	3'-0" O.C.	PER ENLARGEMENT	
	MUHLENBERGIA LINDHEIMERI	LINDHEIMER'S MUHLY	1 GAL	5'-0" O.C.	PER ENLARGEMENT	
	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	5'-0" O.C.	PER ENLARGEMENT	
	PENNISETUM ORIENTALE 'TALL TAILS'	TALL TAIL FOUNTAIN GRASS	1 GAL	3'-0" O.C.	PER ENLARGEMENT	
	PENNISETUM SPATHIOLATUM	SLENDER VELDT GRASS	2" ROSE POTS	2'-0" O.C.	PER ENLARGEMENT	
	PORTULACARIA AFRA 'MINIMA'	DWARF ELEPHANT FOOD	5 GAL	3'-0" O.C.	PER ENLARGEMENT	
	RHAMUS CALIFORNICA 'EVE CASE'	COFFEEBERRY	1 GAL	6'-0" O.C.	PER ENLARGEMENT	
	RHUS INTEGRIFOLIA	LEMONADE BERRY	1 GAL	8'-0" O.C.	PER ENLARGEMENT	
	SALVIA 'ALLEN CHICKERING'	ALLEN CHICKERING SAGE	1 GAL	5'-0" O.C.	PER ENLARGEMENT	
	SALVIA 'BEE'S BLISS'	BEE'S BLISS SAGE	1 GAL	5'-0" O.C.	PER ENLARGEMENT	
	SALVIA CHAMAEDRYOIDES	GERMANDER SAGE	1 GAL	3'-0" O.C.	PER ENLARGEMENT	
	SALVIA CLEVELANDII	BLUE SAGE	1 GAL	5'-0" O.C.	PER ENLARGEMENT	
	SALVIA MELLIFERA	BLACK SAGE	1 GAL	5'-0" O.C.	PER ENLARGEMENT	
	SENECIO SERPENS	BLUE CHALKSTICKS	1 GAL	1'-0" O.C.	PER ENLARGEMENT	
	SISYRINCHIUM BELLUM	WESTERN BLUE-EYED GRASS	1 GAL	2'-0" O.C.	PER ENLARGEMENT	
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GAL	1'-6" O.C.	PER ENLARGEMENT	
	TURF	TURF	SODDED TURF	N/A	PER ENLARGEMENT	
	EXISTING SLOPE PLANTING TO REMAIN				PER ENLARGEMENT	
	EXISTING SLOPE FIRE FUEL MOD				PER ENLARGEMENT	
VINES					PER ENLARGEMENT	
	GREWIA OCCIDENTALIS	LAVENDER STAR FLOWER	15 GAL		PER ENLARGEMENT	
	HARDENBERGIA VIOLACEA 'HAPPY WANDERER'	PURPLE VINE LILAC	15 GAL		PER ENLARGEMENT	
	LONICERA HILDEBRANDIANA	GIANT BURMESE HONEYSUCKLE	15 GAL		PER ENLARGEMENT	
	MACFADYENA UNGUIS CATI	CATS CLAW VINE	15 GAL		PER ENLARGEMENT	
	DISTICTIS BUCCINATORIA	BLOOD RED TRUMPET VINE	15 GAL		PER ENLARGEMENT	

BrightView Design Group

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REGISTERED LANDSCAPE ARCHITECT DAVID S. SELLERS 5646 Signature Date 10-30-17 Expires STATE OF CALIFORNIA

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PROJECT

RANCHO LA HABRA - PA 3
VESTING TENTATIVE
TRACT NO. 17845
CALATLANTIC GROUP

COMMUNITY PLANTING PLANS

DESCRIPTION	DATE
DESCRIPTION	DATE

DESIGN DEVELOPMENT PLANS

JOB NUMBER:	1730227
ISSUE DATE:	11-10-17
DRAWN BY:	TW, SC, CF, AH
CHECKED BY:	DS

TITLE

PLANTING SCHEDULE

SHEET

L.4.000

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I. CONTRACTOR'S LANDSCAPE WORK RESPONSIBILITIES:

A. SCOPE OF WORK: THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, TRANSPORTATION AND SERVICES NECESSARY TO FURNISH AND INSTALL ALL CONSTRUCTION ELEMENTS AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN.

B. CONFORMANCE: ALL PLANTING WORK SHALL CONFORM TO APPLICABLE LOCAL, COUNTY AND/OR STATE CODES, REGULATIONS AND RULES, INCLUDING BUT NOT LIMITED TO THE 2013 CALIFORNIA BUILDING CODE.

C. LICENSE: ALL WORK SHALL BE PERFORMED BY A C-27 CALIFORNIA LICENSED CONTRACTOR.

D. PE**RMITS AND INSPECTIONS**: THE CONTRACTOR SHALL OBTAIN, COORDINATE AND PAY FOR ANY AND ALL PERMITS, FEES AND AGENCY INSPECTIONS AS REQUIRED.

E. INSURANCE: THE CONTRACTOR SHALL CARRY ALL WORKMEN'S COMPENSATION, PUBLIC LIABILITY AND PROPERTY DAMAGE INSURANCE AS REQUIRED BY ALL APPLICABLE CODES, REGULATIONS AND BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

F. SITE VERIFICATION: PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL VERIFY, AT THE JOB SITE, ALL CONDITIONS AND DIMENSIONS SHOWN ON THE PLANS AFFECTING THE INTENDED DESIGN OF THE LANDSCAPE WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY.

G. LIABLE FOR ENCROACHMENT: THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ENCROACHMENT ONTO ADJACENT PROPERTY, RIGHT-OF-WAYS, EASEMENTS, SET-BACKS OR ANY OTHER LEGAL PROPERTY RESTRICTIONS EITHER MARKED OR UNMARKED.

H. COORDINATION OF ACTIVITIES: THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF HIS ACTIVITIES WITH ALL OTHER TRADES.

I. FIELD STAKING: PRIOR TO INSTALLATION, THE CONTRACTOR SHALL LOCATE BY STAKES, OR OTHER MEANS, ALL CONTAINER TREES, SHRUBS AND VINE LOCATIONS AND HEADER BOARD/MOW CURB LAYOUT.

J. NOTIFICATION OF DISCREPANCIES: ANY DISCREPANCIES BETWEEN THE FIELD CONDITIONS AND THE CONTRACT DOCUMENTS AND/OR THE DESIGN INTENT AFFECTING THE SUCCESSFUL COMPLETION AND COST OF THE PROJECT SHALL BE REPORTED TO THE OWNER'S AUTHORIZED REPRESENTATIVE AND RESOLVED BY THE DESIGN/BUILD TEAM.

K. LIABLE FOR DAMAGE: THE CONTRACTOR SHALL BE LIABLE FOR DAMAGE TO ALL UTILITIES, CONSTRUCTION, IRRIGATION AND PLANTING ELEMENTS, EXISTING OR NEW, THAT HAVE BEEN MARKED BY USA ALERT OR LOCATED AND IDENTIFIED AS EXISTING, AND SHALL REPAIR OR REPLACE ANY DAMAGED IMPROVEMENTS IN A MANNER ACCEPTABLE TO THE OWNER'S AUTHORIZED REPRESENTATIVE.

L. LIABLE FOR LOSS: THE CONTRACTOR SHALL BE RESPONSIBLE AND LIABLE FOR ANY LOSS TO HIS EQUIPMENT, PARTS AND MATERIALS ON THIS PROJECT UNTIL COMPLETION AND ACCEPTANCE OF THE JOB IN WRITING BY THE OWNER'S AUTHORIZED REPRESENTATIVE

M. WRITTEN GUARANTEE: ALL WORK SHALL BE GUARANTEED BY CONTRACTOR AS TO THE MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FOLLOWING THE DATE OF FINAL ACCEPTANCE OF PROJECT. THE CONTRACTOR SHALL PROVIDE A WRITTEN GUARANTEE ON HIS LETTERHEAD AT THE TIME OF THE FINAL INSPECTION.

N. WRITTEN CERTIFICATION: THE CONTRACTOR SHALL PROVIDE A WRITTEN CERTIFICATION THAT THE CONSTRUCTION WORK IS INSTALLED IN FULL COMPLIANCE WITH THE CONTRACT DOCUMENTS. ANY APPROVED SUBSTITUTIONS OR DEVIATIONS FROM THE PLANS OR SPECIFICATIONS SHALL BE NOTED. THIS CERTIFICATION SHALL BE ON THE CONTRACTOR LETTERHEAD WITH HIS SIGNATURE AND CALIFORNIA CONTRACTOR'S LICENSE NUMBER.

0. PLANT MATERIALS APPROVAL: THE CONTRACTOR SHALL, WITHIN FIFTEEN (15) WORKING DAYS FOLLOWING AWARD OF CONTRACT, SUBMIT TO THE OWNER AND LANDSCAPE ARCHITECT A COMPLETE LIST OF REQUIRED CONTAINER AND FLATTED GROUNDCOVER MATERIAL. THE LIST SHALL INCLUDE EACH TREE, SHRUB AND GROUNDCOVER; THEIR BOTANICAL AND COMMON NAME; EACH REQUIRED QUANTITY AND SIZE; THEIR NURSERY SOURCE LOCATIONS AND NURSERY SALES PERSON TO CONTACT; THEIR SPECIFICATIONS AS TO HEIGHT, SPREAD AND TRUNK CALIPER AT ONE FOOT (1') ABOVE GRADE (FOR TREES). A REPRESENTATIVE PHOTO OF EACH REQUIRED TREE SHALL ACCOMPANY THE SUBMITTAL.

P. STATE CIVIL CODE TITLE 7: TO THE EXTENT THAT THIS PROJECT IS GOVERNED BY TITLE 7 OF THE STATE CIVIL CODE, THE CONTRACTOR SHALL CONFORM WITH THE FUNCTIONALITY REQUIREMENT OF TITLE 7 OF THE CIVIL CODE.

II. OWNER'S LANDSCAPE WORK RESPONSIBILITIES:

A. LANDSCAPE RESPONSIBILITIES: THE OWNER WILL BE DIRECTLY RESPONSIBLE FOR ALL ASPECTS OF CONSTRUCTION INCLUDING ALL LANDSCAPE INSPECTIONS. ALL FIELD MEETINGS SHALL BE INITIATED BY THE CONTRACTOR AND COORDINATED WITH THE OWNER'S AUTHORIZED REPRESENTATIVE. CONTRACTOR SHALL BE IN A SUPPORT OBSERVATION ROLE TO THE OWNER PROVIDING INTERPRETIVE ADVICE ONLY IN ACCORDANCE WITH THE OBSERVATION SCHEDULE AS NOTED.

B. DETERMINING LEGAL AND PHYSICAL ELEMENTS: OWNER SHALL BE RESPONSIBLE FOR DETERMINING PROPERTY LINES, RIGHT-OF-WAYS, TRACT BOUNDARIES, GRADES, EASEMENTS, UTILITY LOCATIONS (ABOVE AND BELOW GRADE) ANY OTHER LEGAL OR PHYSICAL ELEMENTS, AS REQUIRED, FOR THE SUCCESSFUL COMPLETION OF THE WORK. CONTRACTOR SHALL NOT BE PERMITTED TO PROCEED WITH ANY WORK WITHOUT DETERMINATION OF THE ABOVE INFORMATION.

C. ROUGH GRADE: OWNER SHALL PROVIDE ROUGH GRADE TO WITHIN 1/10TH OF ONE FOOT OF FINISH GRADE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FINISH GRADE AND DRAINAGE OF ALL CONSTRUCTION ELEMENTS AT SPECIFIED GRADIENT.

D. SITE DISCREPANCIES: ALL DISCREPANCIES IN SITE CONDITIONS, DRAWINGS OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IT IS THE OWNER'S RESPONSIBILITY TO CONSULT THE CONTRACTOR PRIOR TO ANY FURTHER WORK IN THAT AREA. ANY UNREPORTED DISCREPANCY AND CONTINUED WORK WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER'S AUTHORIZED REPRESENTATIVE SHALL BE AT THE CONTRACTOR'S RISK AND EXPENSE.

III. REQUIRED FIELD OBSERVATION WORK:

A. REQUIRED FIELD OBSERVATION WORK: THESE PLANS WERE PREPARED WITH THE UNDERSTANDING THAT THE OWNER OF SAID PLANS WILL USE BRIGHTVIEW DESIGN GROUP TO PROVIDE 'FULL' CONTRACT SERVICES INCLUDING FIELD OBSERVATION SERVICES DURING CONSTRUCTION. FAILURE TO USE BRIGHTVIEW DESIGN GROUP TO PROVIDE AND COMPLETE THE FIELD OBSERVATION SERVICES SET FORTH HEREIN WILL SIGNIFICANTLY INCREASE THE RISK OF LOSS RESULTING, AMONG OTHER CAUSES, FROM MISINTERPRETATION OF THE INTENT OF THE DESIGN, UNAUTHORIZED MODIFICATIONS THERETO, AND FAILURE TO DETECT ERRORS AND OMISSIONS IN THE PLANS AND SPECIFICATIONS BEFORE THEY BECOME COSTLY MISTAKES BUILT INTO THE PROJECT. THEREFORE, IN THE EVENT THAT BRIGHTVIEW DESIGN GROUP IS OTHERWISE PRECLUDED FROM COMPLETING THE FIELD OBSERVATION SERVICES SET FORTH HEREIN, THE OWNER, OR SUBSEQUENT OWNER (INDIVIDUALS OR CORPORATIONS WHO HAVE PURCHASED THESE PLANS WITH THE PROJECT), AGREES TO HOLD HARMLESS, INDEMNIFY, AND DEFEND BRIGHTVIEW DESIGN GROUP AND THEIR CONSULTANTS FROM AND AGAINST ANY AND ALL CLAIMS.

IV. LANDSCAPE ARCHITECT'S LANDSCAPE FIELD OBSERVATION SCHEDULE:

I. FIELD OBSERVATION COORDINATION: THE FOLLOWING OBSERVATIONS SHALL BE INITIATED BY CONTRACTOR AND COORDINATED THROUGH THE OWNER'S AUTHORIZED REPRESENTATIVE. THE CONTRACTOR SHALL NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE NOT LESS THAN FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY OBSERVATION. CONTINUED WORK WITHOUT OBSERVATION OF THESE PHASES OF WORK IS AT THE CONTRACTOR RISK, WITH ANY REQUIRED CHANGE OR MODIFICATIONS AT THE CONTRACTOR EXPENSE.

J. CONTRACTOR ORIENTATION/PRE-CONSTRUCTION MEETING: THIS MEETING SHALL BE CONDUCTED TO DISCUSS THE SPECIFICATIONS, POSSIBLE DISCREPANCIES, SITE CONDITIONS AND OTHER ASPECTS OF THE PROJECT CONSTRUCTION WORK SUCH AS PERSONNEL, SCHEDULE AND REQUIREMENTS FOR STARTING WORK.

K. WEED ABATEMENT: THIS OBSERVATION SHALL BE PERFORMED AFTER THE WEED ABATEMENT CYCLE HAS BEEN COMPLETED TO REVIEW THE DEGREE OF WEED KILL.

L. PLANT MATERIAL APPROVAL, LAYOUT AND FINE GRADE OBSERVATION: THIS OBSERVATION VISIT SHALL BE PERFORMED AFTER PLACEMENT OR STAKING IN THE FIELD OF ALL PLANT MATERIALS PER THE PLANS. CONTAINER PLANTS SHALL BE PLACED ON SITE. BOXED SPECIMENS SHALL BE STAKED AS TO LOCATION.

M. PROGRESS/INSTALLATION INSPECTIONS: PERIODIC INSPECTIONS SHALL BE PERFORMED BY THE OWNER'S AUTHORIZED REPRESENTATIVE DURING CONSTRUCTION OPERATIONS TO ENSURE CONFORMANCE TO PLANS AND SPECIFICATIONS.

N. PLANT MATERIAL/HYDROSEED/PRE-MAINTENANCE OBSERVATION: THIS OBSERVATION WILL BE PERFORMED TO REVIEW ALL WORK UNDER THE CONTRACT FOR COMPLETENESS. SCHEDULING SHALL COINCIDE WITH ANY HYDROSEEDING WORK TO BE PERFORMED UNDER THIS CONTRACT.

O. MAINTENANCE OBSERVATIONS: THESE OBSERVATION VISITS SHALL BE PERFORMED AT THE END OF EACH THIRTY (30) DAY INTERVAL OF THE MAINTENANCE PERIOD TO ENSURE CONFORMANCE WITH THE MAINTENANCE SPECIFICATIONS.

P. FINAL OBSERVATION/PROJECT SUBSTANTIAL CONFORMANCE: THIS OBSERVATION VISIT WILL BE PERFORMED TO REVIEW ALL ASPECTS OF THE CONTRACTED WORK PRIOR TO RELEASING THE PROJECT TO THE OWNER.

V. SCOPE OF LANDSCAPE WORK:

A. BASE SHEETS: BASE SHEETS WERE DERIVED FROM BASE DATA:

PREPARED BY: HUNSAKER & ASSOCIATES
TITLE: VESTING TENTATIVE TRACT NO. 17845
DATED: 03-29-2016 REVISED: XX-XX-XXXX

B. HORTICULTURAL SOILS REPORT:

PREPARED BY: PENDING
TITLE: PENDING
DATED: REVISED:

C. GENERAL PLANTING NOTES:

1. SITE PREPARATION: PRIOR TO PROCEEDING WITH ANY WORK UNDER THIS CONTRACT, THE CONTRACTOR SHALL REMOVE ALL ROCKS, WEEDS, DEBRIS, AND OTHER EXTRANEOUS MATERIAL FROM THE JOB SITE AND DISPOSE OF IT OFF-SITE IN A SUITABLE AND LAWFUL MANNER.

2. PLANTING AREAS: UPON COMPLETION OF ALL IRRIGATION WORK, ALL PLANTING AREAS SHALL BE SPRAYED WITH A SYSTEMIC HERBICIDE; CLEARED AND GRUBBED OF SURFACE WEED GROWTH; AND SHALL BE WEED FREE PRIOR TO PROCEEDING WITH ANY PLANTING WORK.

3. FINISH GRADE: THE CONTRACTOR SHALL ESTABLISH FINISH GRADE A MINIMUM OF SIX INCHES (6") BELOW THE FINISH FLOOR OF BUILDINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SMOOTH EVEN FINISH GRADES AT BUILDINGS, WALKS, OTHER PERMANENT OBJECTS AND LIMITS OF WORK. ALL CHANGES IN GRADE SHALL BE BLENDED UNIFORM VERTICAL CURVES. ALL AREAS TO BE PLANTED IN TURF SHALL BE SMOOTHED WITH RAKES AND FLOATS TO THE OWNER'S (JOB SUPERINTENDENT) SATISFACTION. OBJECTS SUCH AS ROCKS, DEBRIS, CLODS OR OTHER EXTRANEOUS MATERIAL SHALL BE STOCK-PILED AND REMOVED.

1. DRAINAGE: THE CONTRACTOR SHALL BE RESPONSIBLE FOR DRAINAGE IN ALL PLANTING AREAS IN ACCORDANCE WITH THE PLANS, DETAILS, AND SPECIFICATIONS AT A MINIMUM 2% GRADIENT.

2. IMPORT SOIL: ON-SITE SOIL SHALL BE USED FOR ALL LANDSCAPE BERMS AND MOUNDING. WHEN ON-SITE SOIL IS NOT AVAILABLE, IMPORT SOIL SHALL MEET THE FOLLOWING SPECIFICATIONS:

SILT PLUS CLAY CONTENT OF THE IMPORT SOIL SHALL NOT EXCEED 20% BY WEIGHT WITH A MINIMUM 95% PASSING THE 2.0 MM. SIEVE. THE SODIUM ABSORPTION RATIO (SAR) SHALL NOT EXCEED 6.0 MM. AND THE ELECTRICAL CONDUCTIVITY (ECE) OF THE SATURATION EXTRACT OF THIS SOIL SHALL NOT EXCEED 3.0 MMHOS./CM AT 250C. THE BORON CONTENT OF THIS SOIL SHALL BE NO GREATER THAN 1 PPM AS MEASURED ON THE SATURATION EXTRACT. IN ORDER TO INSURE CONFORMANCE, SAMPLES OF THE IMPORT SOIL SHALL BE SUBMITTED TO THE SOIL LABORATORY FOR ANALYSIS PRIOR TO IMPORT ON SITE.

3. PLANT MATERIAL: ALL PLANT MATERIAL SHALL BE OF A SIZE, CHARACTER AND QUALITY WHICH MEETS THE ACCEPTED INDUSTRY STANDARDS FOR THAT PLANT AND BE FREE FROM INSECTS, THEIR EGGS, DISEASE, WEEDS, OR OTHER DETRIMENTAL CHARACTERISTICS.

4. HANDLING/STORAGE: ALL PLANTS SHALL BE HANDLED AND STORED SO THEY ARE ADEQUATELY PROTECTED FROM DRYING OUT, SUN, WINDBURN, VANDALISM OR ANY OTHER INJURY. B. REJECTION OF PLANT MATERIAL: THE OWNER'S AUTHORIZED REPRESENTATIVE AND LANDSCAPE ARCHITECT MAY REJECT ANY AND ALL PLANT MATERIAL REGARDED AS UNSUITABLE AT ANY TIME. SUCH PLANTS SHALL BE REMOVED FROM THE JOB SITE IMMEDIATELY AND BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.

5. PLANTING: ALL PLANT MATERIAL SHALL BE AS SPECIFIED AND PLANTED AS DETAILED AND NOTED HEREIN.

6. GROUNDCOVER PLANTING: ALL GROUNDCOVER AREAS NOTED ON THE PLANS SHALL BE PLANTED WITH ROOTED CUTTINGS FROM FLATS IN STAGGERED ROWS CONTINUOUSLY UNDER TREES AND SHRUBS AT THE SPACING INDICATED ON THE PLANS.

7. SOIL PREPARATION: ALL PLANTING AREAS TO RECEIVE GROUNDCOVER FROM FLATS AND/OR TURF (EXCEPT GROUNDCOVER AREAS ON SLOPES 3:1 OR GREATER) SHALL RECEIVE THE FOLLOWING AMENDMENTS PER 1,000 SQ. AND SHALL BE UNIFORMLY BLENDED INTO THE UPPER SURFACE SOIL TO A DEPTH AS REQUIRED IN THE HORTICULTURAL SOILS REPORT. AMT./PER 1000 SQ. REFER TO HORTICULTURAL SOILS REPORT

8. BACKFILL MIX: BACKFILL MIX AROUND ALL CONTAINER PLANT MATERIALS SHALL CONSIST OF THE FOLLOWING UNIFORMLY BLENDED MATERIALS: REFER TO HORTICULTURAL SOILS REPORT

9. PLANTING TABLETS: AS INDICATED ON THE DETAILS, PLANT TABLETS SHALL BE 'GRO-POWER' PLANTING TABLETS 12-8-8 (7 GRAM OR EQUAL) AND SHALL BE FURNISHED IN THE FOLLOWING RATES. PLANT TABLETS SHALL BE PLACED AT THE TOP OF THE ROOTBALL, APPROXIMATELY TWO INCHES (2") FROM ROOT TIP AT EVEN SPACING AROUND THE PLANT.

a. THREE (3) TABLETS PER ONE (1) GALLON CONTAINER

b. NINE (9) TABLETS PER FIVE (5) GALLON CONTAINER

c. FIFTEEN (15) TABLETS PER FIFTEEN (15) GALLON CONTAINER

d. SIXTEEN (16) TABLETS PER TWENTY INCH (20") BOX AND TWENTY-FOUR INCH (24") BOX

e. TWENTY (20) TABLETS PER THIRTY INCH (30") BOX AND THIRTY-SIX INCH (36") BOX

f. TWENTY-TWO (22) TABLETS PER FORTY-TWO INCH (42") BOX AND FORTY-EIGHT INCH (48") BOX

g. THIRTY-SIX (36) TABLETS PER SIXTY INCH (60") BOX

h. FORTY-FIVE (45) TABLETS PER SEVENTY-TWO INCH (72") BOX

i. FORTY-EIGHT (48) TABLETS PER EIGHTY-FOUR INCH (84") BOX

13. VINES: ALL VINES SHALL BE PLANTED AS HAVE PER THE SHRUB/VINE PLANTING DETAIL AND SHALL THE WOOD SUPPORT STAKE CAREFULLY REMOVED WITHOUT DAMAGE TO THE PLANT OR ROOTBALL.

a. MASONRY WALLS: ON MASONRY WALLS, USE ADHESIVE TYPE VINE SUPPORTS WITH SILICONE ADHESIVE AND HEAVY DUTY VINE TIES. ON MASONRY WALLS, INSTALL A MINIMUM OF FIVE (5) LOCATIONS PER EACH FIVE (5) GALLON VINE AND TEN (10) LOCATIONS PER EACH FIFTEEN (15) GALLON VINE.

VI. ESTABLISHMENT MAINTENANCE NOTES:

A. ESTABLISHMENT MAINTENANCE PERIOD: THE MAINTENANCE PERIOD SHALL COMMENCE UPON THE OWNER'S WRITTEN APPROVAL OF ALL PHASES OF PLANTING INSTALLATION AND SHALL BE FOR THE PERIOD OF TIME AS FOLLOWS: NINETY (90) CONTINUOUS CALENDAR DAYS.

B. MAINTENANCE PROCEDURES:

1. GENERAL: THE GENERAL CARE AND MAINTENANCE OF ALL AREAS SHALL CONSIST OF PROPER WATERING, FERTILIZATION, WEEDING, RODENT CONTROL, CLEANUP AND AS NOTED BELOW.

2. GROUNDCOVER FROM FLATS WITHOUT OVERSEED: APPLY PRE-EMERGENT HERBICIDE AT THE START OF MAINTENANCE IN ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTRUCTIONS.

3. FERTILIZATION: MAINTENANCE WORK SHALL INCLUDE FERTILIZATION WITH THE FOLLOWING FERTILIZER AT THIRTY (30) DAY INTERVALS AFTER PLANTING. REFER TO HORTICULTURAL SOILS REPORT

4. WEEDING: ANY CONCENTRATED DEVELOPMENT OF WEED GROWTH THAT MAY APPEAR IN PLANTING AREAS DURING THE MAINTENANCE PERIOD SHALL BE REMOVED AT TEN (10) DAY INTERVALS. THE CONTRACTOR SHALL REMOVE SUCH CONCENTRATIONS OF WEEDS INCLUDING THEIR ROOTS BY HAND OR IN A MANNER ACCEPTABLE TO THE OWNER'S AUTHORIZED REPRESENTATIVE AND LANDSCAPE ARCHITECT. NOTE: CULTIVATION OF GROUNDCOVER IS NOT ACCEPTABLE.

5. RODENT CONTROL: THE CONTRACTOR SHALL TAKE THE NECESSARY STEPS TO ELIMINATE ANY RODENTS ENCOUNTERED ON SITE.

6. CLEAN-UP: DURING THE COURSE OF THE MAINTENANCE WORK, THE CONTRACTOR SHALL REMOVE SURPLUS MATERIALS AND DEBRIS FROM THE SITE AND SHALL KEEP THE PREMISES IN A NEAT AND CLEAN CONDITION AT ALL TIMES.

7. PROTECTION OF LANDSCAPE: DURING THE MAINTENANCE PERIOD, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION OF ALL PLANTING AREAS. ANY DAMAGED AREAS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

8. FINAL ACCEPTANCE: WILL BE GIVEN AT THE END OF THE MAINTENANCE PERIOD FOR ALL PLANTED AREAS ONCE HYDROSEED GERMINATION HAS OCCURRED AND ESTABLISHMENT HAS BEEN OBTAINED.

VII. SPECIAL PLANTING NOTES:

A. ALL LANDSCAPE AREAS SHALL DRAIN TO THE AREA DRAIN AT MIN. 2% PER CIVIL ENGINEERS REVISED GRADING PLAN. FINAL TREE AND SHRUB PLACEMENT TO BE APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO PLANTING.

B. THE CONTRACTOR SHALL OBSERVE THE FOLLOWING PLANTING REQUIREMENTS FOR ALL TREES:

1. TREES SHALL BE A MINIMUM OF 5' -0" FROM ALL HARDSCAPE, CENTERED IN A 1 0' -0" WIDE PLANTING AREA WITHOUT A ROOT BARRIER.

2. ALL TREES IN PLANTING AREAS 5' -0" WIDE TO 10' -0" WIDE SHALL HAVE ROOT BARRIERS.

3. ALL TREES THAT ARE WITHIN 5' -0" OF HARDSCAPE ELEMENTS SHALL HAVE A ROOT BARRIER. TREES SHALL NOT BE PLANTED IN AREAS LESS THAN THE MINIMUM PLANTING AREA SPECIFIED IN THE LEGEND

4. THE CONTRACTOR SHALL VERIFY ALL MINIMUM TREE SPACING REQUIREMENTS PRIOR TO PLANTING. TREES NOT MEETING THE REQUIREMENTS SHALL NOT BE PLANTED AND SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER/ LANDSCAPE ARCHITECT.

C. ALL NON-FIRE RESISTIVE TREES, INCLUDING CONIFERS, PEPPER TREES, EUCALYPTUS, AND ACACIA SPECIES, SHALL BE PLANTED AND MAINTAINED SO THAT THE TREE'S DRIP LINE AT MATURITY IS A MINIMUM 30 FEET FROM ANY COMBUSTIBLE STRUCTURE. ALL FIRE RESISTIVE TREE SPECIES SHALL BE PLANTED AND MAINTAINED AT A MINIMUM OF 10 FEET FROM THE TREE'S DRIP LINE TO ANY COMBUSTIBLE STRUCTURE.

D. FOR STREETSCAPE PLANTINGS, ALL NON-FIRE RESISTIVE TREES SHALL BE PLANTED SO THAT THE CENTER OF THE TREE TRUNK IS 20 FEET FROM EDGE OF CURB; FIRE RESISTIVE TREES CAN BE PLANTED 10 FEET FROM EDGE OF CURB TO CENTER OF TREE TRUNK. CARE SHOULD BE GIVEN TO THE TYPE OF TREE SELECTED THAT WILL NOT ENCROACH INTO THE ROADWAY, NOR PRODUCE A CLOSED CANOPY EFFECT.

E. LIMIT PLANTING OF LARGE UNBROKEN MASSES ESPECIALLY TREES AND LARGE SHRUBS. GROUPS SHOULD BE TWO TO THREE TREES MAXIMUM, WITH MATURE FOLIAGE OF ANY GROUP SEPARATED HORIZONTALLY BY AT LEAST 10 FEET, IF PLANTED ON LESS THAN 20 PERCENT SLOPE, AND 20 FEET, IF PLANTED ON GREATER THAN 20 PERCENT SLOPE.

F. IF SHRUBS ARE LOCATED UNDERNEATH A TREE'S DRIP LINE, THE LOWEST BRANCH SHOULD BE AT LEAST THREE TIMES AS HIGH AS THE UNDERSTORY SHRUBS OR 10 FEET, WHICHEVER IS GREATER.

G. EXISTING TREES CAN BE PRUNED 10 FEET AWAY FROM ROOF, EAVE, OR EXTERIOR SIDING, DEPENDING ON THE TREE'S PHYSICAL OR FLAMMABLE CHARACTERISTICS AND THE BUILDING CONSTRUCTION FEATURES.

H. ALL TREE BRANCHES AND PALM FRONDS SHALL BE REMOVED WITHIN 10 FEET OF A FIREPLACE CHIMNEY OR OUTDOOR BARBECUE.

I. ALL LANDSCAPING SHALL BE INSTALLED BEFORE FINAL INSPECTION.

J. JUTE PRODUCT: BELTON IND.-ANTI-WASH/GEO JUTE 'SMOLDER RESISTANT' (BROWN) AVAILABLE THROUGH: PACIFIC SOIL STABILIZATION CONTACT PERSON: BILL SALADIN PHONE NUMBER (805) 925-7737 AND STAKE FIVE FEET (5') O.C.

K. TURF EDGING: TURF EDGING SHALL BE SHOVEL CUT OR MOWCURB PER PLAN.

O. HORTICULTURAL SOILS REPORT: (PENDING)

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REGISTERED LANDSCAPE ARCHITECT DANA B. SEELIG 1846 Signature Date Expires 4-30-19 STATE OF CALIFORNIA

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PROJECT

RANCHO LA HABRA - PA 3
VESTING TENTATIVE
TRACT NO. 17845
CALATLANTIC GROUP

COMMUNITY PLANTING PLANS

	DATE	DESCRIPTION
-		

	DATE	DESCRIPTION

DESIGN DEVELOPMENT PLANS

JOB NUMBER:	1730227
ISSUE DATE:	11-10-17
DRAWN BY:	TW, SC, CF, AH
CHECKED BY:	DS

TITLE

PLANTING NOTES

SHEET

L.4.001

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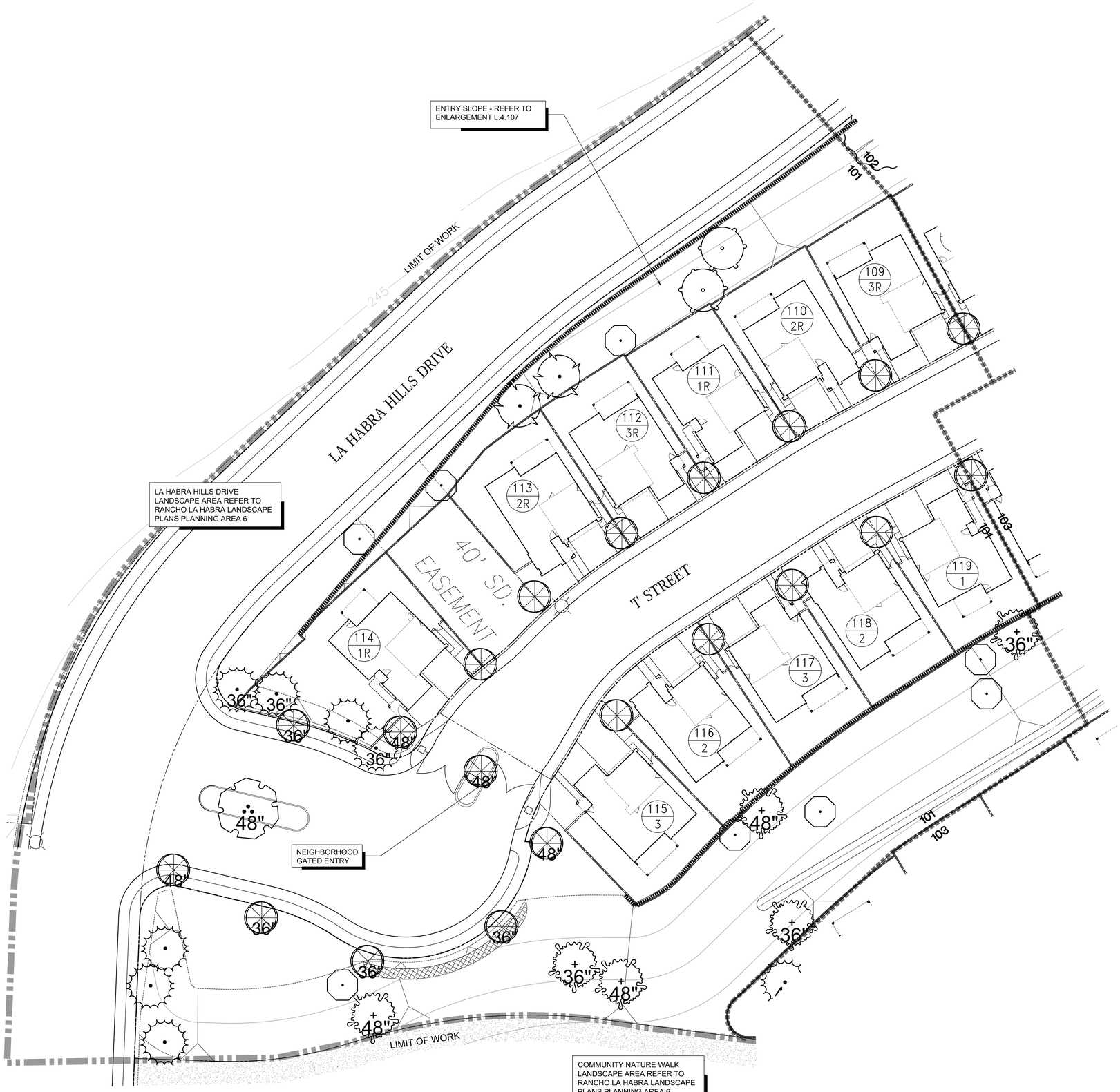

MASTER LANDSCAPE SCHEDULE

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AGUINAGUA FERTILIZER CO. PHONE: (949)786-9558

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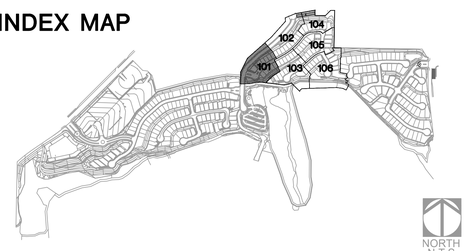
NORTH SCALE: 1"=20'-0" (0, 20, 40)

INDEX MAP



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PROJECT

RANCHO LA HABRA - PA 3
VESTING TENTATIVE
TRACT NO. 17845
CALATLANTIC GROUP

COMMUNITY PLANTING PLANS

DESCRIPTION	DATE
DESCRIPTION	DATE

DESIGN DEVELOPMENT PLANS

JOB NUMBER:	1730227
ISSUE DATE:	11-10-17
DRAWN BY:	TW, SC, CF, AH
CHECKED BY:	DS

TITLE

OVERALL
TREE PLAN

SHEET

L.4.101

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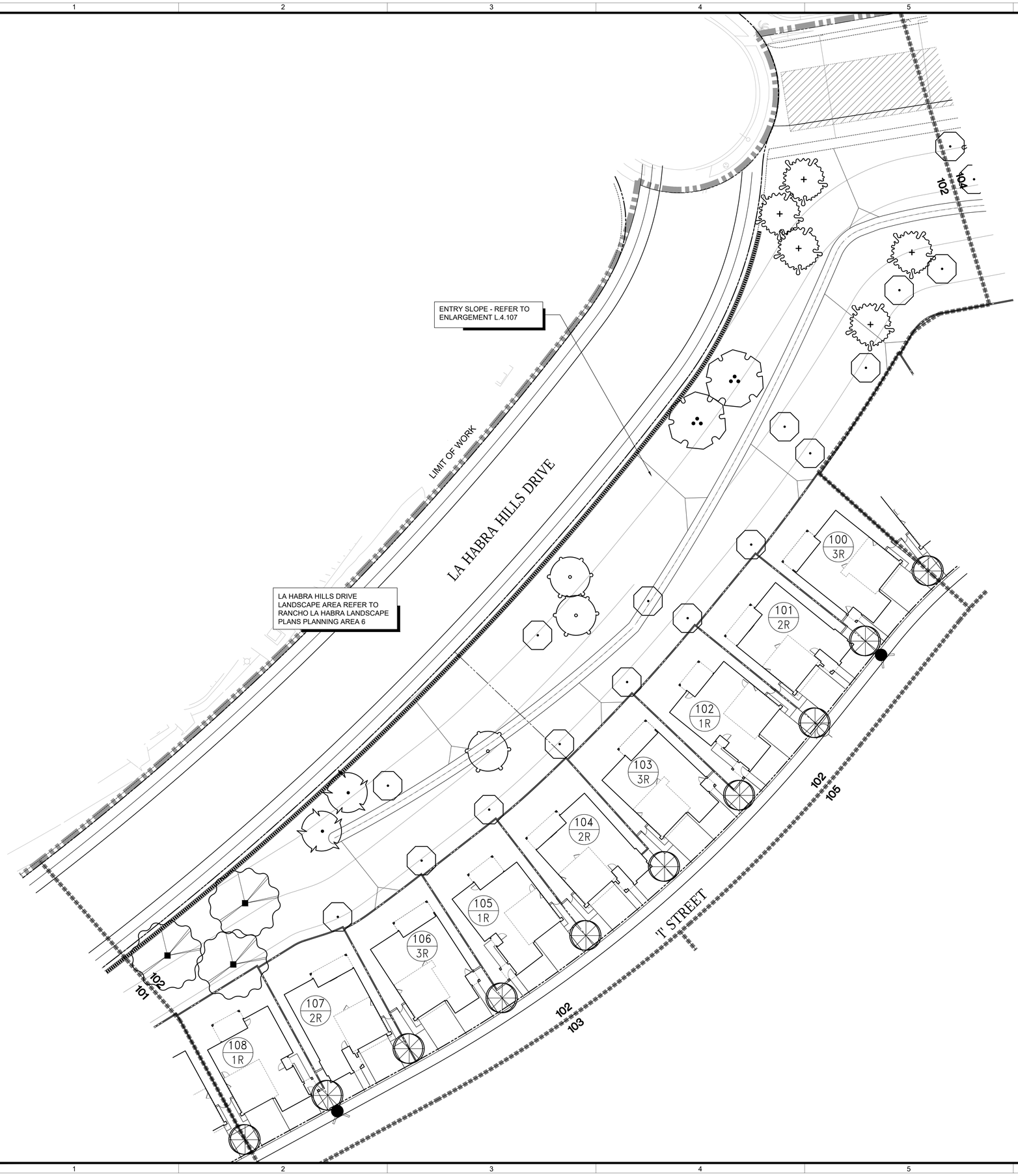

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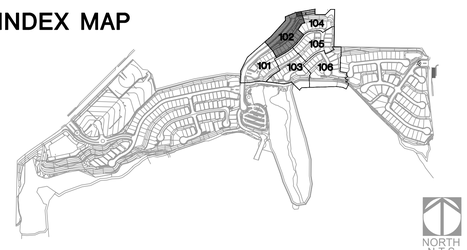

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PROJECT

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VESTING TENTATIVE
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CALATLANTIC GROUP

COMMUNITY PLANTING PLANS

DESCRIPTION	DATE

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TITLE

OVERALL
TREE PLAN

SHEET

L.4.102

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MASTER LANDSCAPE SCHEDULE

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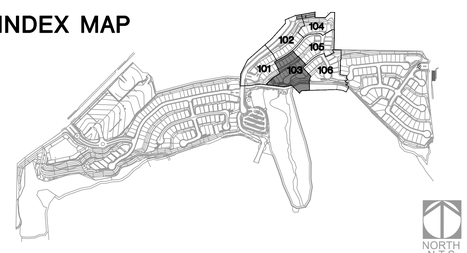
NORTH

0 20 40

SCALE: 1"=20'-0"

INDEX MAP



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DESIGN DEVELOPMENT PLANS

JOB NUMBER:	1730227
ISSUE DATE:	11-10-17
DRAWN BY:	TW, SC, CF, AH
CHECKED BY:	DS

TITLE

OVERALL
TREE PLAN

SHEET

L.4.103

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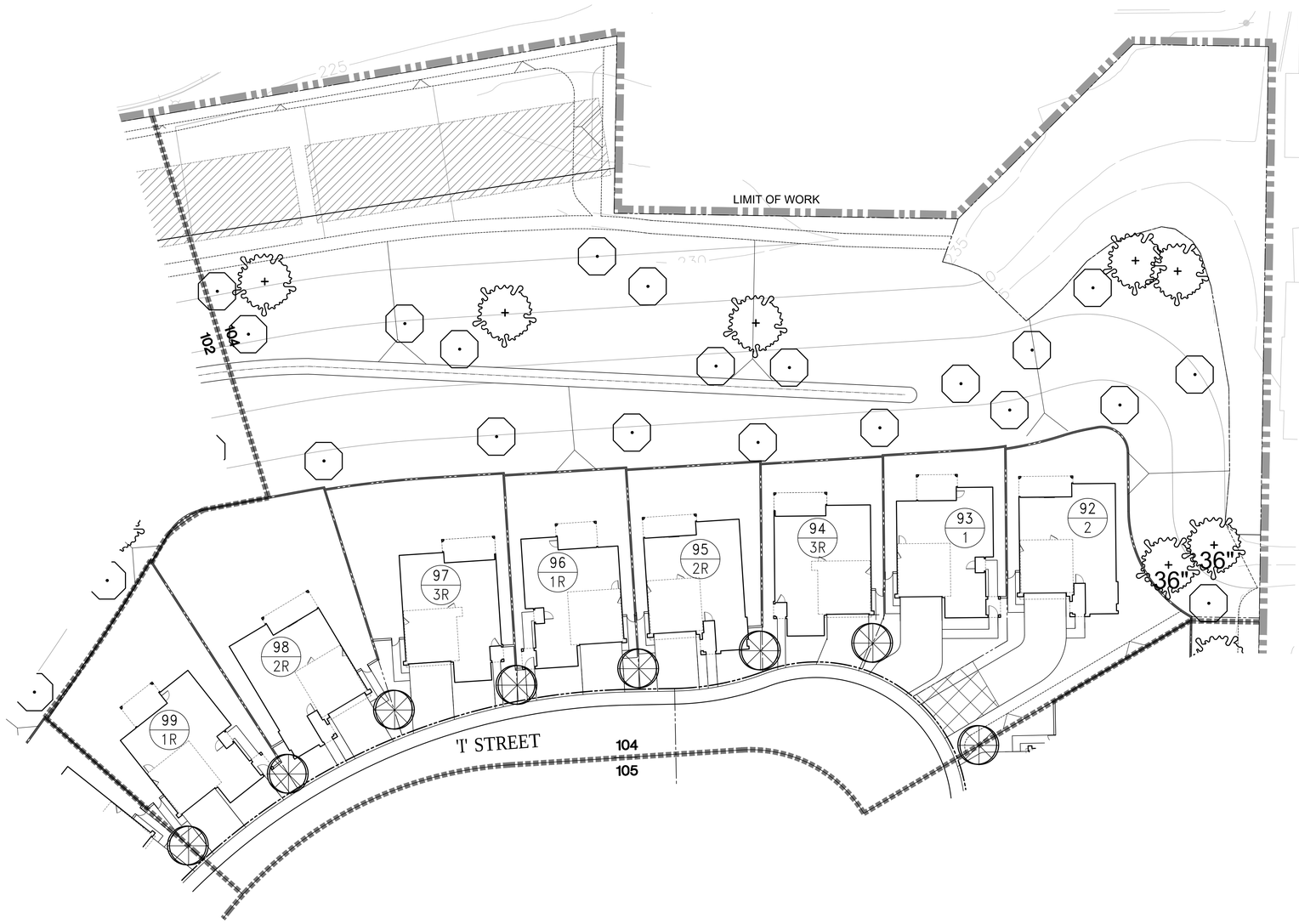

MASTER LANDSCAPE SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	AFROCARPUS GRACILIOR	YEW PINE
	ARBUTUS UNEDO	STRAWBERRY TREE
	CHITALPA X TASHKENTENSIS	MORNING CLOUD CHITALPA
	CINNAMOMUM CAMPHORA	CAMPHOR TREE
	CUPANIOPSIS ANACARDIOIDES	CARROTWOOD
	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW
	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE
	LIGUSTRUM LUCIDUM	GLOSSY PRIVET
	LOPHOSTEMON CONFERTUS	BRISBANE BOX
	MELALEUCA LINARIFOLIA	FLAX LEAF PAPERBARK
	MELALEUCA QUINQUENERVIA	CAJEPUT TREE
	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL OLIVE TREE
	PHEONIX DACTYLIFERA 'MEDJOOL'	MEDJOOL DATE PALM
	PINUS BRUTIA VAR. ELDARICA	AFGHAN PINE
	PLATANUS x. ACERIFOLIA 'YARWOOD'	YARWOOD LONDON PLANE TREE
	PLATANUS x. ACERIFOLIA 'COLUMBIA'	COLUMBIA LONDON PLANE TREE
	PLATANUS x. HISPANICA 'BLOODGOLD'	BLOODGOOD LONDON PLANE TREE
	PLATANUS MEXICANA	MEXICAN SYCAMORE
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE
	QUERCUS AGRIFOLIA	COAST LIVE OAK
	QUERCUS ILEX	HOLLY OAK
	QUERCUS SUBER	CORK OAK
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK
	SAMBUCUS MEXICANA	MEXICAN ELDERBERRY
	SALIX EXIGUA	NARROWLEAF WILLOW
	SALIX GOODDINGII	GOODDINGS WILLOW
	SALIX LAEVIGATA	RED WILLOW
	SALIX LASIOLEPIS	ARROYO WILLOW
	SALIX LUCIDA	SHINING WILLOW
	UMBELLULARIA CALIFORNICA	CALIFORNIA BAY TREE

PLANTING NOTES:

ALL LANDSCAPE AREAS SHALL SHEET FLOW @ 2% MINIMUM OR DRAIN TO AREA DRAINS @ 1% MINIMUM IN ACCORDANCE WITH THE LANDSCAPE CONSTRUCTION PLANS AND LANDSCAPE DRAINAGE AND CIVIL ENGINEERING PLANS CONTAINED HEREIN.

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AGUINAGUA FERTILIZER CO. PHONE: (949)786-9558

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G INDICATES LINEAR ROOT BARRIER PER DETAIL C, SHEET L.4.301

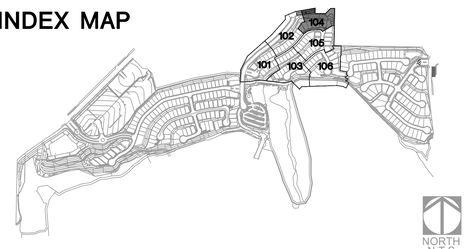
ADD SUBDRAIN AT PALMS AND OLIVES PER DETAIL D, SHEET L.4.301

NORTH

0 20 40

SCALE: 1"=20'-0"

INDEX MAP



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DAVID S. REILLY — REGISTERED LANDSCAPE ARCHITECT — No. 5646 — Signature — Date 10-10-17 — Expires 08-31-19 — STATE OF CALIFORNIA

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PROJECT

RANCHO LA HABRA - PA 3
VESTING TENTATIVE
TRACT NO. 17845
CALATLANTIC GROUP

COMMUNITY PLANTING PLANS

DESCRIPTION	DATE

DESIGN DEVELOPMENT PLANS

JOB NUMBER:	1730227
ISSUE DATE:	11-10-17
DRAWN BY:	TW, SC, CF, AH
CHECKED BY:	DS

TITLE

OVERALL
TREE PLAN

SHEET

L.4.104

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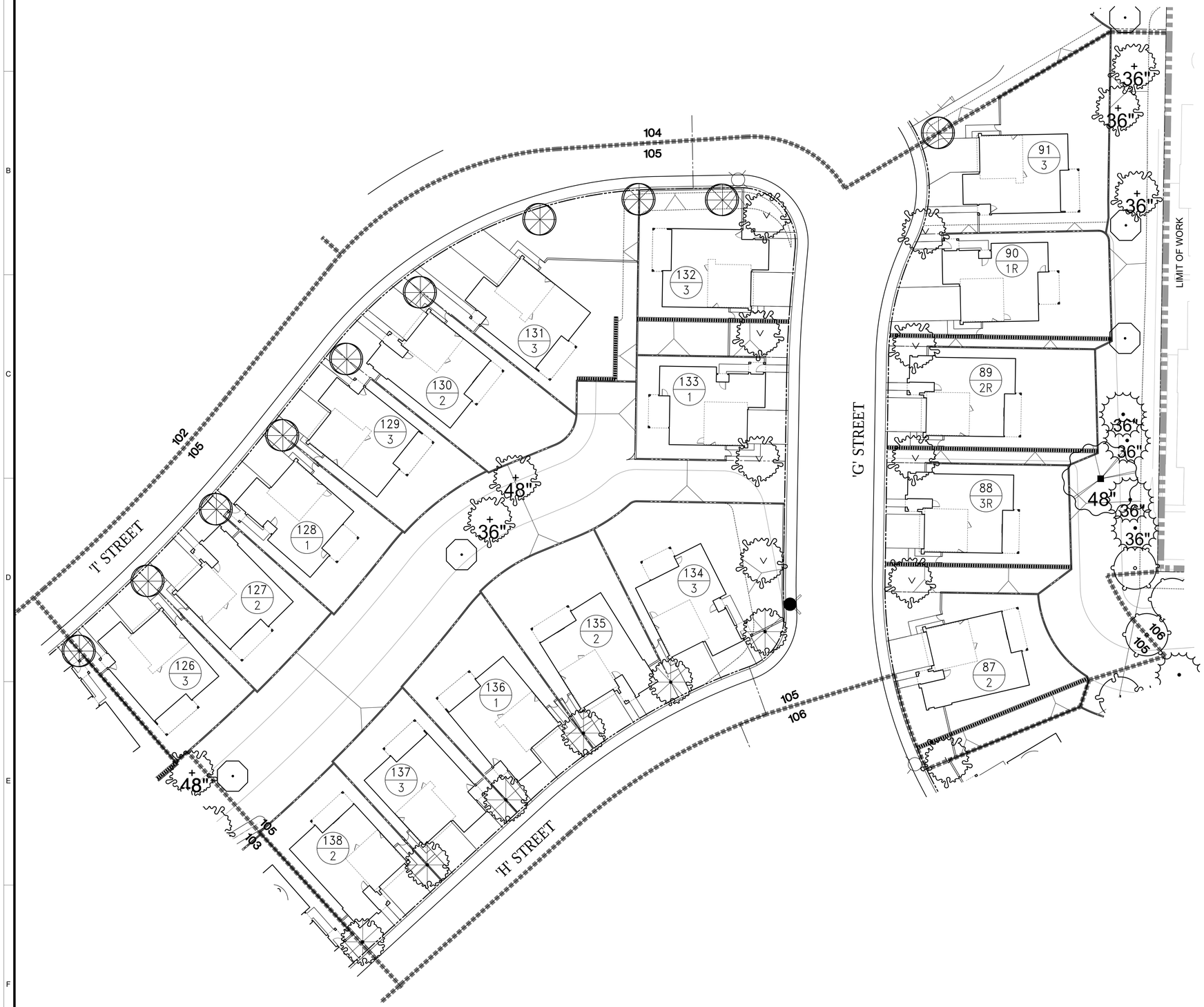

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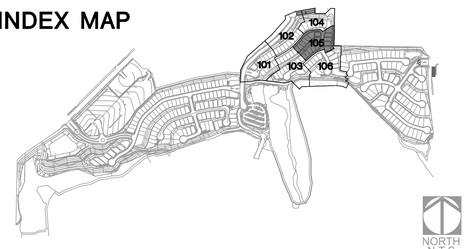
NORTH

0 20 40
SCALE: 1"=20'-0"

INDEX MAP



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PROJECT
RANCHO LA HABRA - PA 3
VESTING TENTATIVE
TRACT NO. 17845
CALATLANTIC GROUP

COMMUNITY PLANTING PLANS

DESCRIPTION	DATE

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TITLE
OVERALL
TREE PLAN

SHEET
L.4.105

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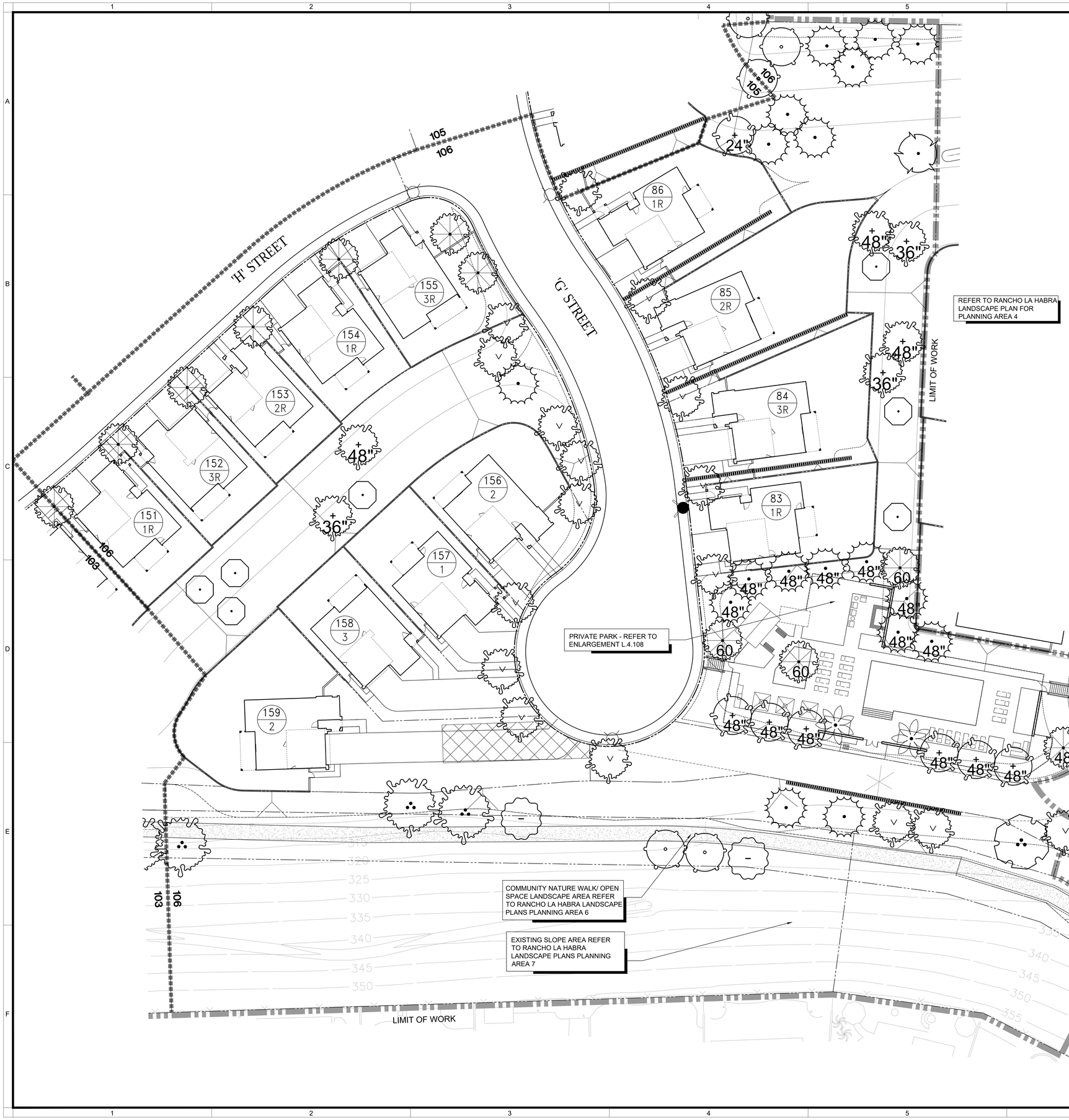

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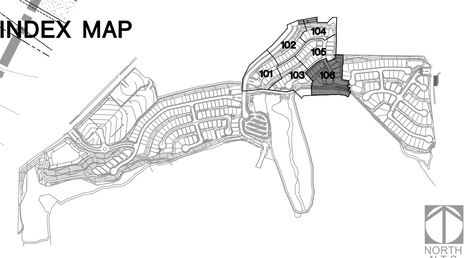
NORTH

0 20 40
SCALE: 1"=20'-0"

INDEX MAP



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Signature
Date 09-30-19
Expires

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RANCHO LA HABRA - PA 3
VESTING TENTATIVE
TRACT NO. 17845
CALATLANTIC GROUP

COMMUNITY PLANTING PLANS

PROJECT

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TITLE

OVERALL
TREE PLAN

SHEET

L.4.106

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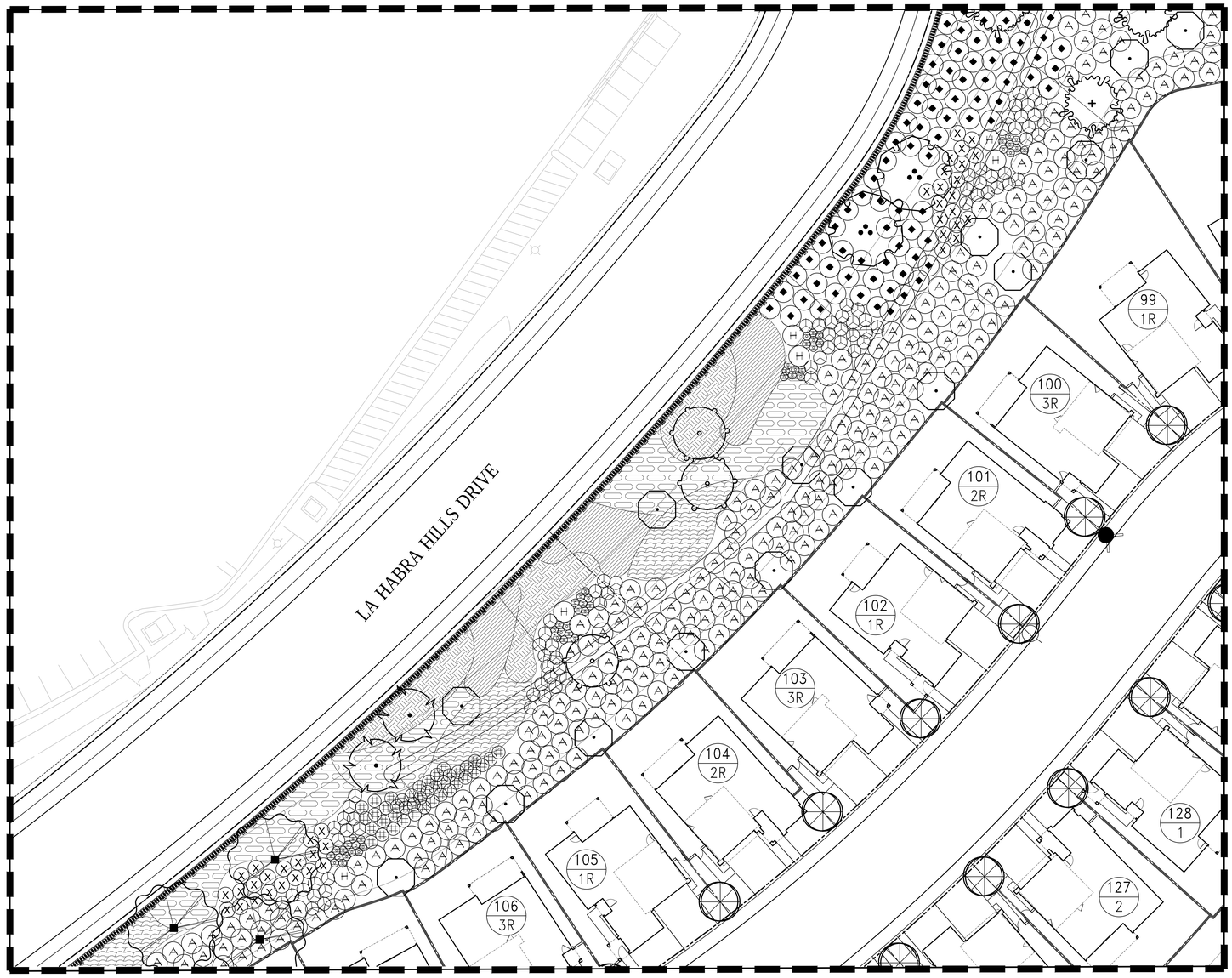

ENLARGEMENT BOUNDARY

LANDSCAPE SCHEDULE - ENTRY SLOPE

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY
TREES			
	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	REFER TO PLANTING LEGEND ON SHEET L.4.000 FOR TREE QUANTITIES
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	
	LIGUSTRUM LUCIDUM	GLOSSY PRIVET	
	PLATANUS ACER 'YARWOOD'	YARWOOD LONDON PLANETREE	
	PLATANUS RACEMOSA	PLATANUS RACEMOSA	
	QUERCUS AGRIFOLIA	QUERCUS AGRIFOLIA	
	QUERCUS SUBER	QUERCUS SUBER	
	QUERCUS VIRGINIANA	QUERCUS VIRGINIANA	
SHRUBS AND GROUNDCOVERS			
	ACACIA REDOLENS 'DESERT CARPET'	PROSTRATE ACACIA	239
	ARISTIDA PURPUREA	PURPLE THREE AWN	-
	BACCHARIS PILULARIS 'PIGEON POINT'	DWARF COYOTE BRUSH	79
	CAREX DIVULSA	BERKELEY SEDGE	-
	CEANOTHUS 'JOYCE COULTER'	JOYCE COULTER CEANOTHUS	39
	FESTUCA MAIREI	ATLAS FESCUE	-
	FESTUCA RUBRA	RED FESCUE	-
	HETEROMELES ARBUTIFOLIA	TOYON	6
	LEYMUS TRITICOIDES	CREEPING WILD RYE	-
	PENNISETUM ORIENTALE 'TALL TAILS'	TALL TAIL FOUNTAIN GRASS	52
	SALVIA CLEVELANDII	BLUE SAGE	41
	BACCHARIS 'STARN'	STARN COYOTE BRUSH	83
	RHUS INTEGRIFOLIA	LEMONADE BERRY	0
	CAREX PRAEGRACILIS	CALIFORNIA FILED GRASS	-
VINES			
	DISTICTIS BUCCINATORIA	BLOOD RED TRUMPET VINE	85

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NORTH

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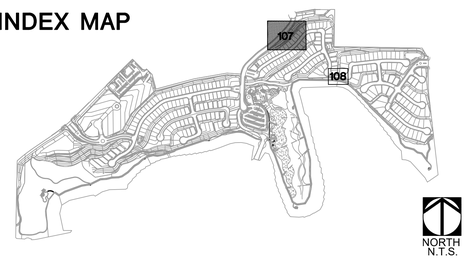
SCALE: 1"=20'-0"

INDEX MAP



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PLANTING ENLARGEMENT ENTRY SLOPE

SHEET

L.4.107

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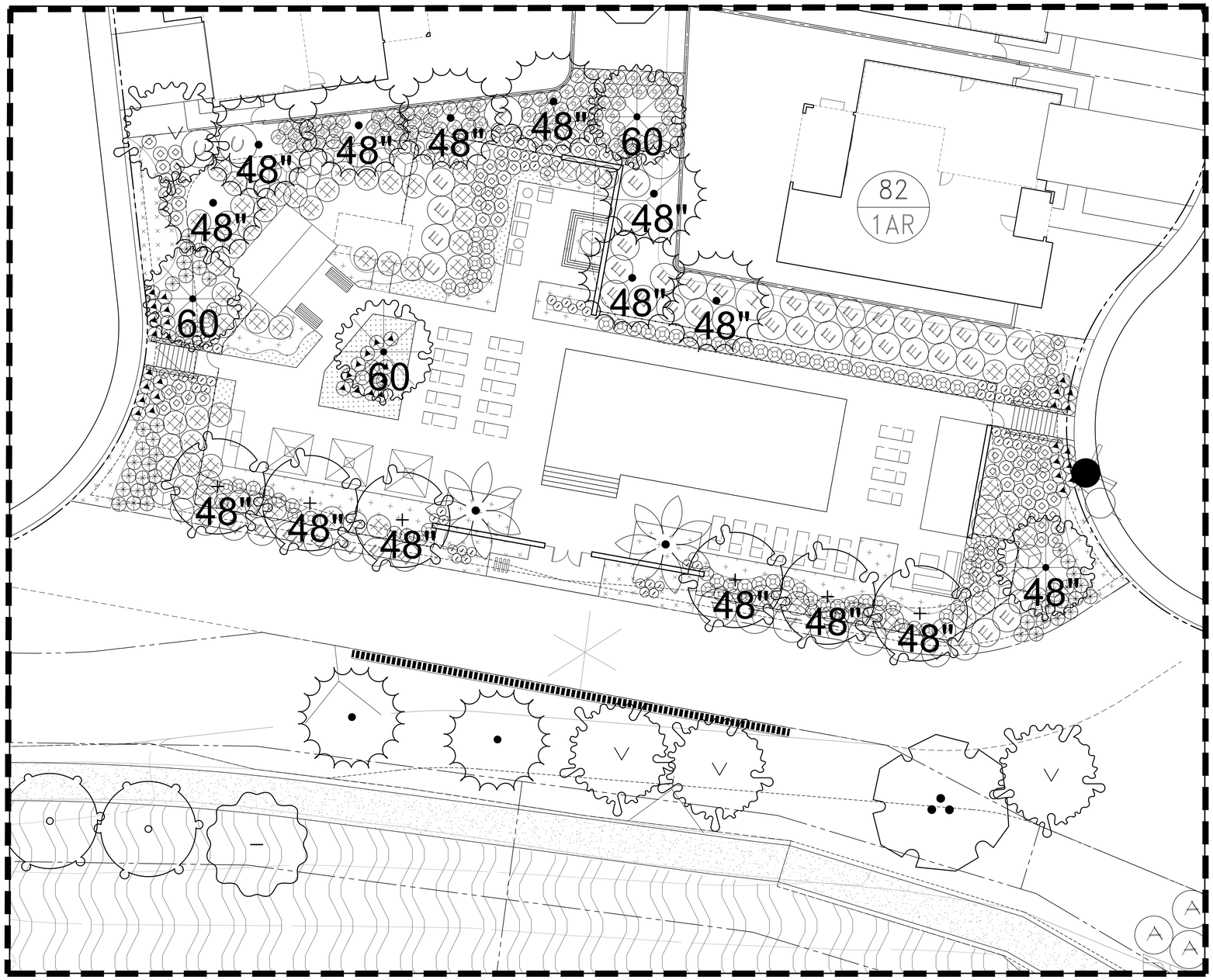

ENLARGEMENT BOUNDARY

LANDSCAPE SCHEDULE - REC. CENTER

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	QUERCUS SUBER	CORK OAK	
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	
	UMBELLULARIA CALIFORNICA	CALIFORNIA BAY TREE	
SHRUBS AND GROUNDCOVERS			
A	ACACIA REDOLENS 'DESERT CARPET'	PROSTRATE ACACIA	6
	ALOE BARBADENSIS	ALOE VERA	66
	CAREX DIVULSA	BERKELEY SEDGE	-
C	CEANOTHUS THYRSIFLORUS VAR. GRISEUS 'YANKEE POINT'	YANKEE POINT CEANOTHUS	2
	CISTANTHE GRANDIFLORA	ROCK PURSLANE	34
	CRASSULA OVATA	JADE PLANT	90
E	ELAEAGNUS PUNGENS	FRUITLAND SILVERBERRY	45
	ENCELIA CALIFORNICA	COAST SUNFLOWER	42
	PENNISETUM ORIENTALE 'TALL TAILS'	TALL TAIL FOUNTAIN GRASS	86
H	HETEROMELES ARBUTIFOLIA	TOYON	3
	MUHLENBERGIA CAPILLARIS	PINK MUHLYGRASS	105
	BACCHARIS 'STARN'	STARN COYOTE BRUSH	19
	SALVIA CLEVELANDII	CLEVELAND SAGE	71
	SENECIO SERPENS	BLUE CHALKSTICKS	-

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NORTH

0 10 20

SCALE: 1"=10'-0"

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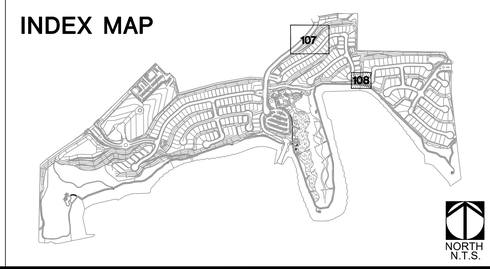

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CHECKED BY:	DS

TITLE

PLANTING ENLARGEMENT REC. CENTER

SHEET

L.4.108

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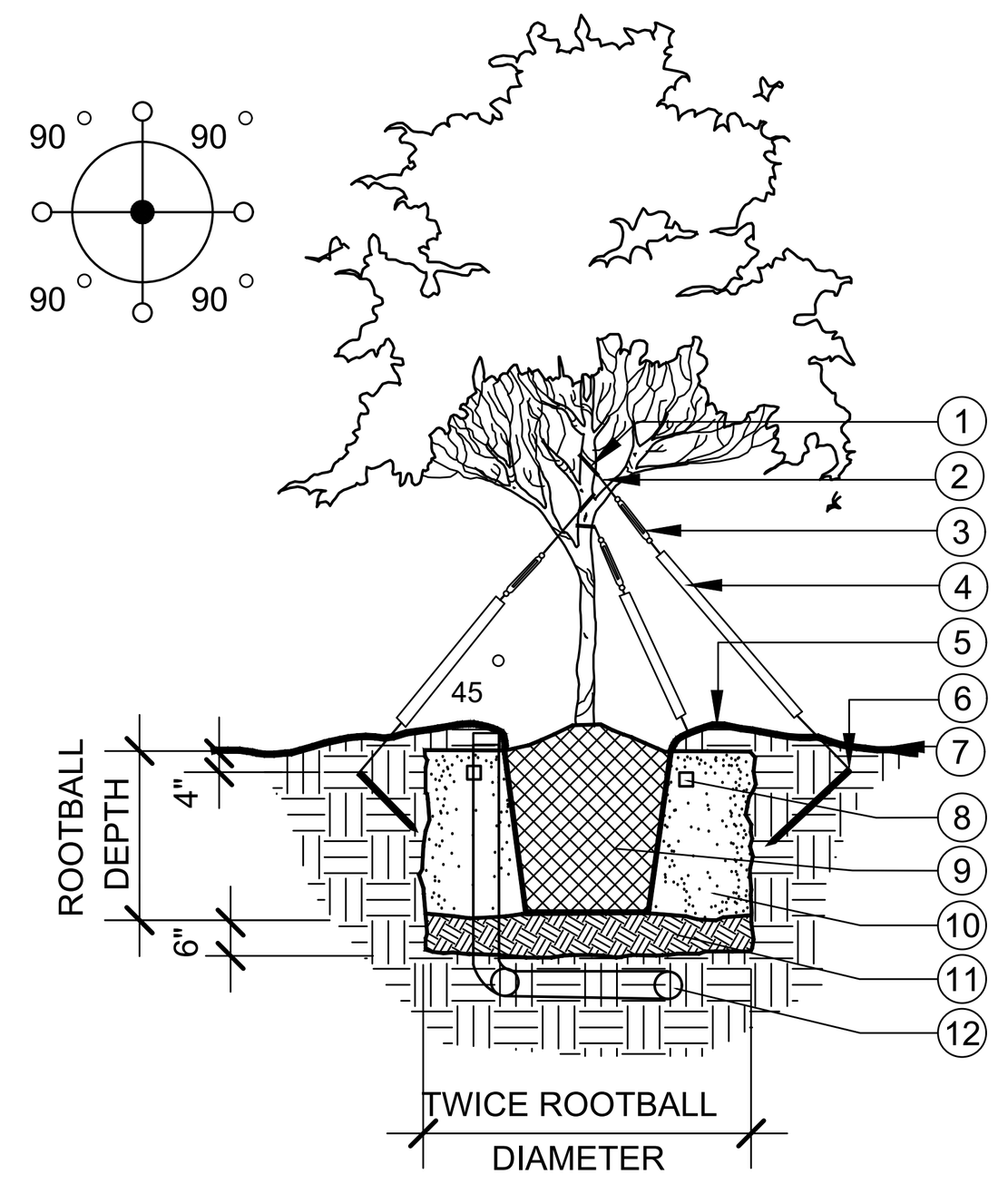
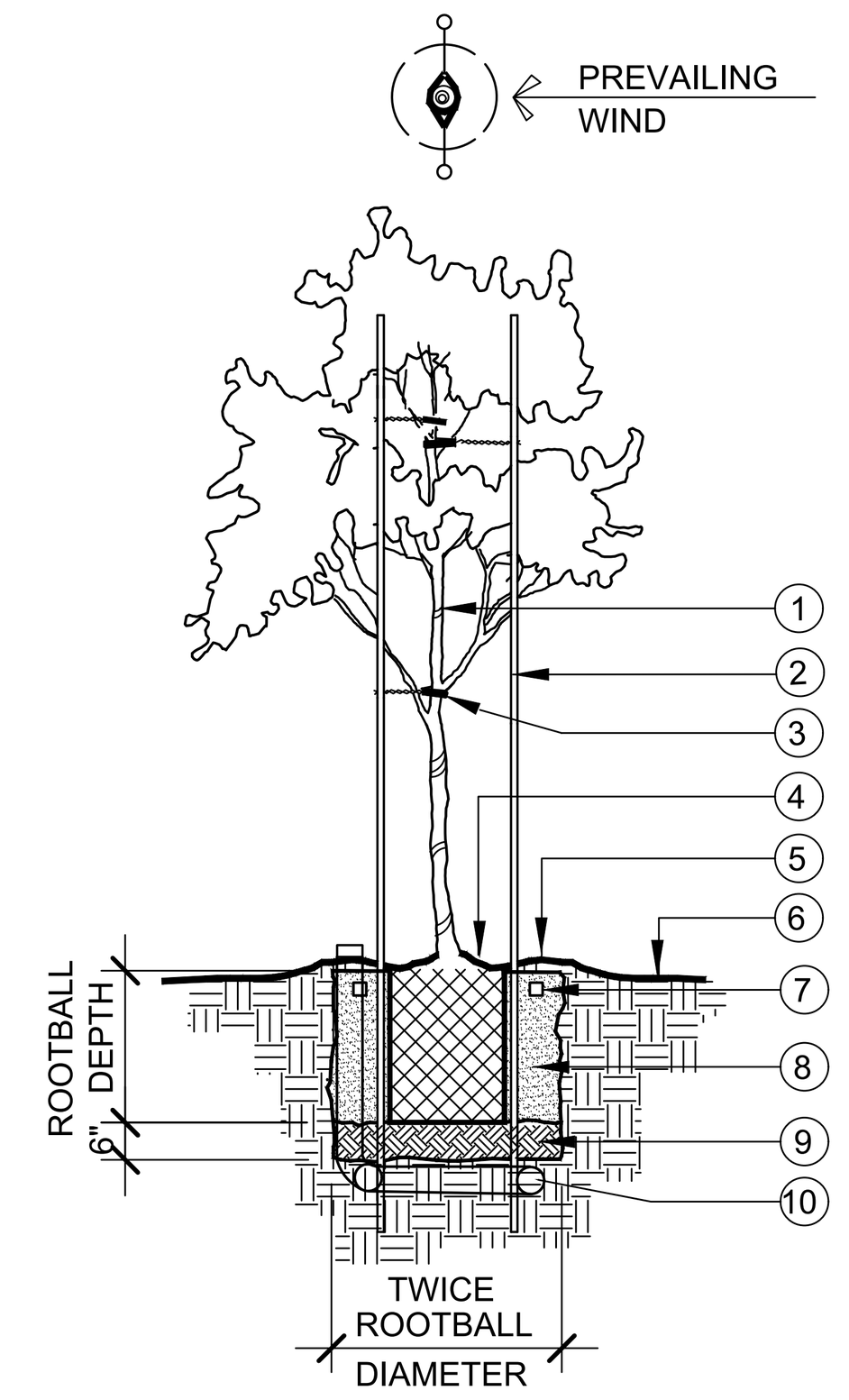
1. V.I.T. PROTECTIVE COLLAR
2. 1/4" DIA. GALV. CABLE LENGTH AS REQUIRED
3. 6-1/2" TURNBUCKLE
4. 1/2" DIA. X 40" SCH. 40 PVC; WHITE PIPE, WIRE IN PLACE
5. 4" HIGH WATER RETENSION BASIN. FORM FROM PLANT PIT EXCAVATION. MAY BE RAKED OUT PRIOR TO OTHER WORK AS DIRECTED BY LANDSCAPE ARCHITECT
6. 2" DIA. X 15 GA. GALV. IRON PIPE STAKES 2'-0" LENGTH, DRILL TWO 5/16" DIA. HOLES 3/4" FROM TOP TO SECURE WIRE
7. FINISH GRADE
8. FERTILIZER TABLETS PER PLANTING NOTES
9. TREE ROOTBALL: 5 & 15 GAL 1" ABOVE GRADE, 24" BOX & LARGER 3" ABOVE GRADE, TAPER ROOTBALL TO GRADE
10. PREPARED BACKFILL PER PLANTING NOTES
11. 6" ZONE OF OVER-EXCAVATED AND RE-COMPACTED NATIVE SOIL
12. SEE TREE ROOTBALL DRAINAGE AND AERATION DETAIL THIS SHEET



SECTION
SCALE: 1" = 1'-0"

48" BOX & LGR.

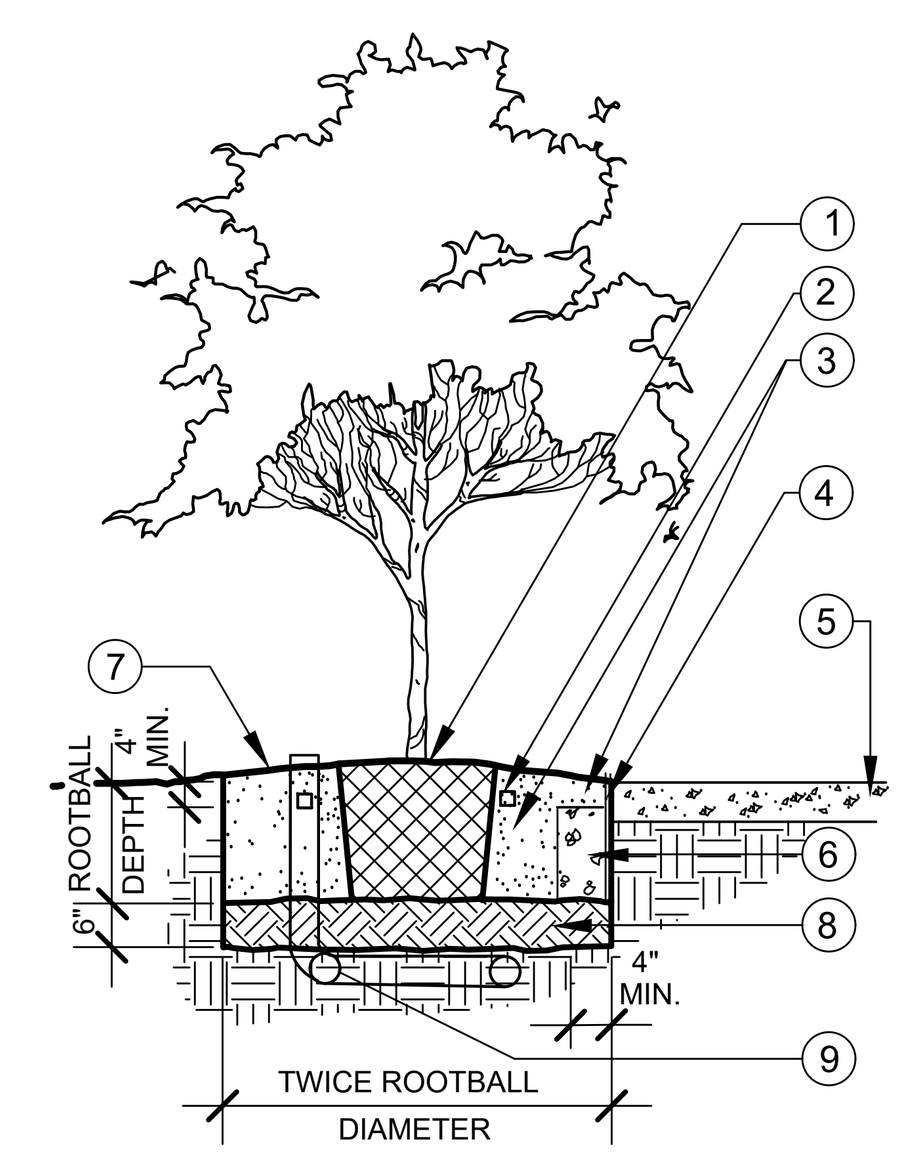
A STAND. & MULTI-TRUNK SPECIMEN TREE



1. TREE TRUNK
2. 2" DIA. x 12' LONG MIN. LODGE POLE PINE STAKES: ONE STAKE FOR 5 GAL.,TWO STAKES FOR 15 GAL. AND 24" BOX TREES. 3" DIAMETER x 12' LONG STAKES FOR 36" BOX AND LARGER.
3. NEW 1/2" DIA. GREEN REINFORCED GARDEN HOSE, 18" LONG LOOPED AT EACH BRANCH WITH SINGLE STRAND OF #12 GALVANIZED WIRE. FASTEN TO STAKE BY DRILLING THROUGH THE CENTER AND THREADING THE WIRE THROUGH. WRAP WIRE ONCE AROUND STAKE AND TWIST TO SECURE. PROVIDE 2 TIES FOR 5 GAL. & 3 TIES FOR 15 GAL. AND LARGER TREES.
4. TREE ROOTBALL: 5 & 15 GAL 1" ABOVE GRADE, 24" BOX & LARGER 3" ABOVE GRADE, TAPER ROOTBALL TO GRADE
5. 4" HIGH WATER RETENSION BASIN. FORM FROM PLANT PIT EXCAVATION. MAY BE RAKED OUT PRIOR TO OTHER WORK AS DIRECTED BY LANDSCAPE ARCHITECT
6. FINISH GRADE
7. FERTILIZER TABLETS PER PLANTING NOTES
8. PREPARED BACKFILL PER PLANTING NOTES
9. 6" ZONE OF OVER-EXCAVATED AND RE-COMPACTED NATIVE SOIL
10. SEE TREE ROOTBALL DRAINAGE AND AERATION DETAIL THIS SHEET

SECTION
SCALE: 1" = 1'-0"

B STANDARD TREE STAKING 15 GAL & LARGER

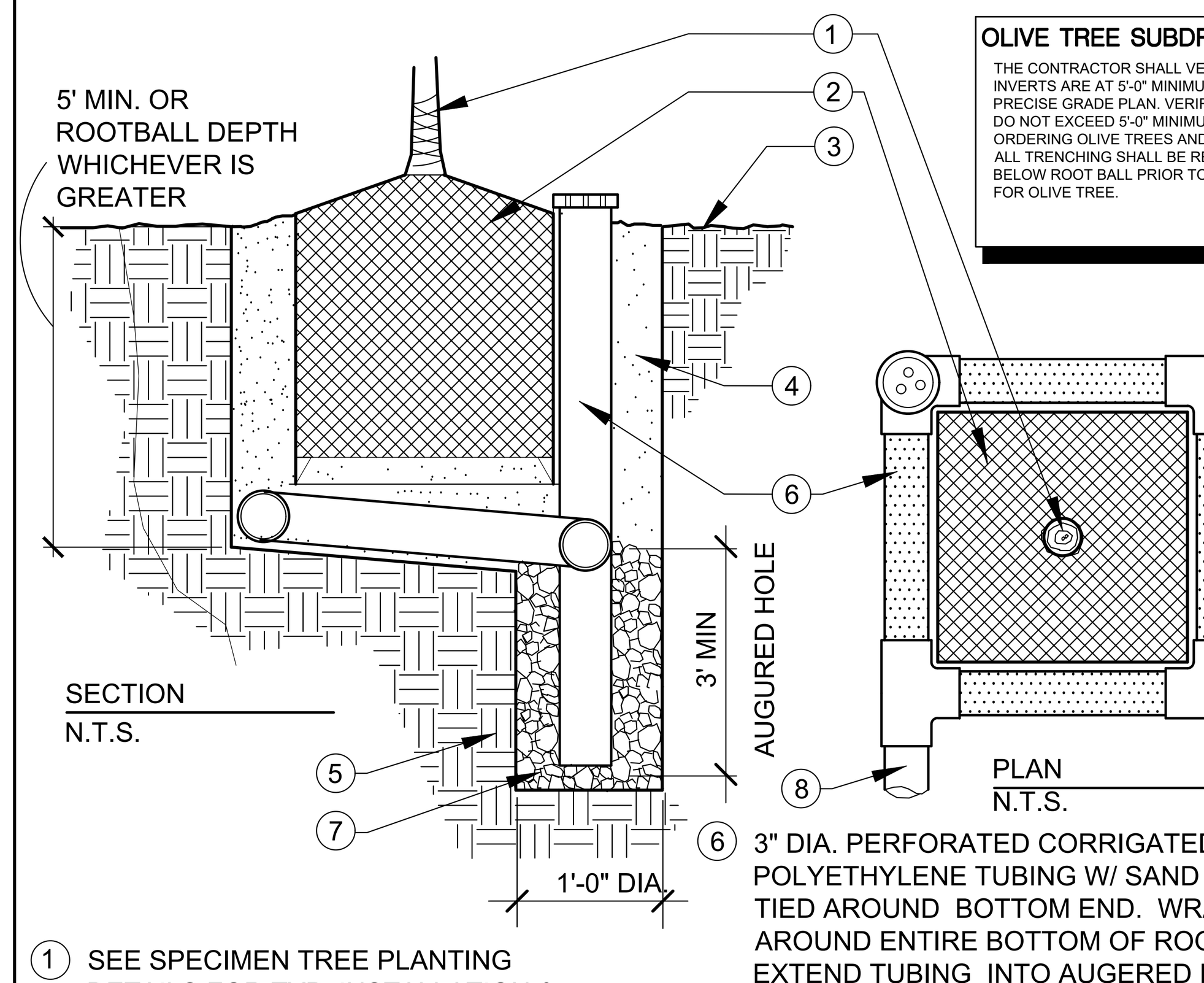


1. TREE ROOTBALL: 5 & 15 GAL. 1" ABOVE GRADE, 24" BOX & LARGER 3" ABOVE GRADE, TAPER ROOTBALL TO GRADE
2. FERTILIZER TABLETS PER PLANTING NOTES
3. PREPARED BACKFILL PER PLANTING NOTES
4. ROOT GUARD BARRIER MODEL# UB24-2 BARRIER SHALL CONFORM TO AGENCY STANDARD REFER TO NOTE 1 & 3 THIS DETAIL.
5. USE ROOT BARRIERS WHERE-EVER TREES ARE PLANTED WITHIN,5' OF ANY STRUCTURE, CONCRETE FLATWORK, CURB AND GUTTER, UTILITIES, ECT.
6. 3/4" CRUSHED ROCK
7. FINISH GRADE
8. 6" ZONE OF OVER EXCAVATED AND RE-COMPACTED NATIVE SOIL
9. SEE TREE ROOTBALL DRAINAGE AND AERATION DETAIL THIS SHEET

NOTE:
1. ROOT GUARD BARRIER AVAILABLE FROM; DEEP ROOT PARTNERS, L.P. 345 LORTON AVENUE, SUITE 103 BURLINGAME, CA 94010 (414) 344-1464
2. REFER TO APPROPRIATE TREE GUYING OR STAKING DETAIL.
3. ROOT BARRIER SHALL HAVE A MINIMUM DEPTH OF 24" WITH A MINIMUM THICKNESS OF 0.06" BARRIERS SHALL BE 16 FEET LONG CENTERED ON TREE TRUNK, IN ONE CONTINUOUS PIECE (PREFERRED) OR IN A COMBINATION OF PIECES, SECURELY FASTENED WITH ADHESIVE, IF APPROPRIATE, AT JOINT POINTS. BARRIERS SHALL BE INSTALLED IMEDIATELY ADJACENT TO SIDEWALK/HARDSCAPE ELEMENTS WITH A 1" MIN. 2" MAX OVERLAY W/ BOTTOM OF HARDSCAPE ELEMENT.

SECTION
SCALE: 1" = 1'-0"

C TREE PLANTING WITH ROOT BARRIER



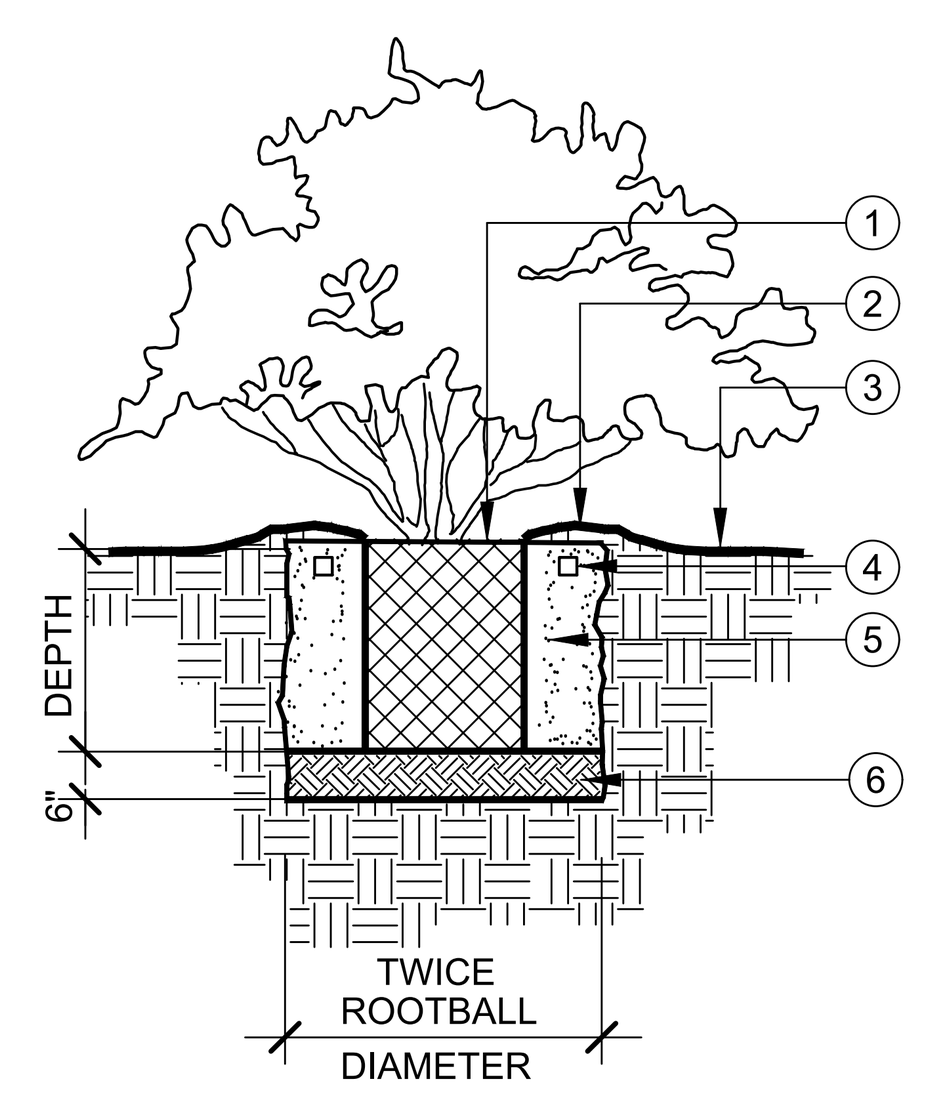
OLIVE TREE SUBDRAIN NOTE:
THE CONTRACTOR SHALL VERIFY THAT THE SUBDRAIN INVERTS ARE AT 5'-0" MINIMUM BELOW GRADE PER THE PRECISE GRADE PLAN. VERIFY OLIVE TREE ROOT BALLS DO NOT EXCEED 5'-0" MINIMUM DEPTH PRIOR TO ORDERING OLIVE TREES AND INSTALLING SUBDRAINS. ALL TRENCHING SHALL BE RECOMPACTED TO 90% BELOW ROOT BALL PRIOR TO EXCAVATING PLANT PIT FOR OLIVE TREE.

1. SEE SPECIMEN TREE PLANTING DETAILS FOR TYP. INSTALLATION & NOTES.
2. TREE ROOTBALL, CROWN SHALL BE 1" OR 3" ABOVE FIN. GRD. PER THE PLANTING DETAILS SHAVE TO GRADE AS REQUIRED.
3. FINISH GRADE.
4. 3" MIN. COVER CONT. BACKFILL PER SOILS REPORT.
5. UNDISTURBED SUB-GRD. OR PROPERLY RE-COMPACTED FILL.
6. 3" DIA. PERFORATED CORRIGATED POLYETHYLENE TUBING W/ SAND FILTER SOCK TIED AROUND BOTTOM END. WRAP TUBING AROUND ENTIRE BOTTOM OF ROOT BALL. EXTEND TUBING INTO AUGERED HOLE AND VERTICALLY ABOVE FIN. GRADE. CUT 2" ABOVE FIN. GRADE AND TERMINATE W/3" DIA PERFORATED PLASTIC SNAP END CAP.
7. 3/8" PEA GRAVEL BACKFILL AROUND PERFORATED PIPE.
8. 4" DIA. P.V.C. DRAINLINE TIE INTO ADJACENT DRAINLINE PER CONST. PLAN & CIVIL ENG. PLAN. (COORD. AS REQ'D)

24" BOX & LGR.

SECTION
SCALE: 1"=1'-0"

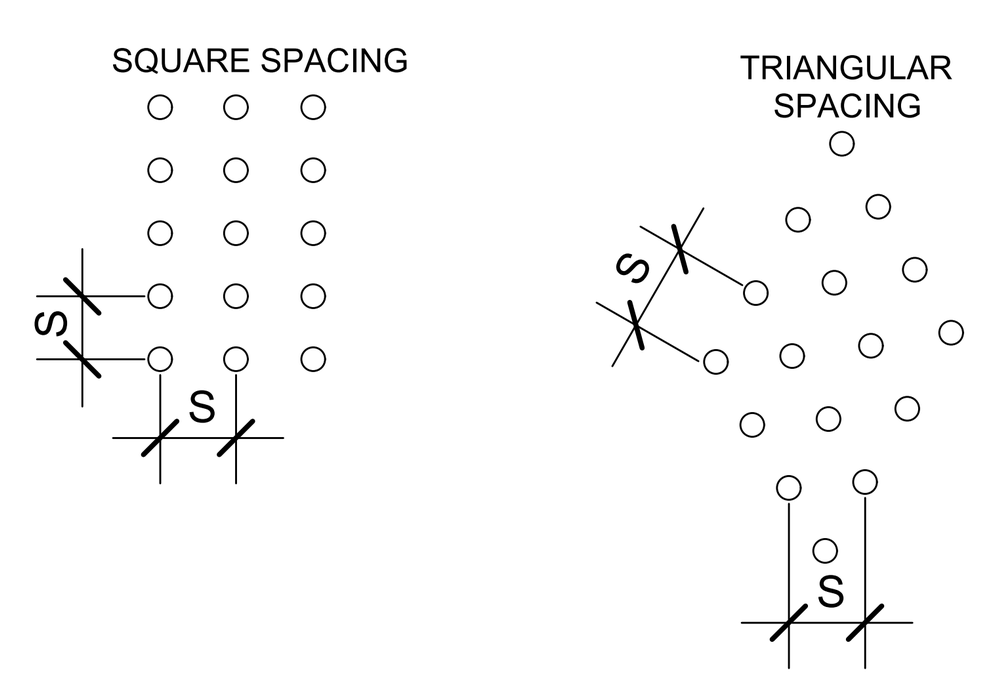
D TREE ROOTBALL DRAINAGE AND AERATION



1. ROOTBALL CROWN SHALL BE 1" ABOVE FINISH GRADE AVOID PLANTING SHRUBS DIRECTLY IN FRONT OF IRRIGATION SPRAY HEADS PROVIDE CLEARANCE WHEN POSSIBLE
2. 3" HIGH WATER RETENSION BASIN. FORM FROM PLANT PIT EXCAVATION. MAY BE RAKED OUT PRIOR TO OTHER WORK AS DIRECTED BY LANDSCAPE ARCHITECT
3. FINISH GRADE
4. FERTILIZER TABLETS PER PLANTING NOTES
5. PREPARED BACKFILL PER PLANTING NOTES
6. 6" ZONE OF OVER-EXCAVATED AND RE-COMPACTED NATIVE SOIL

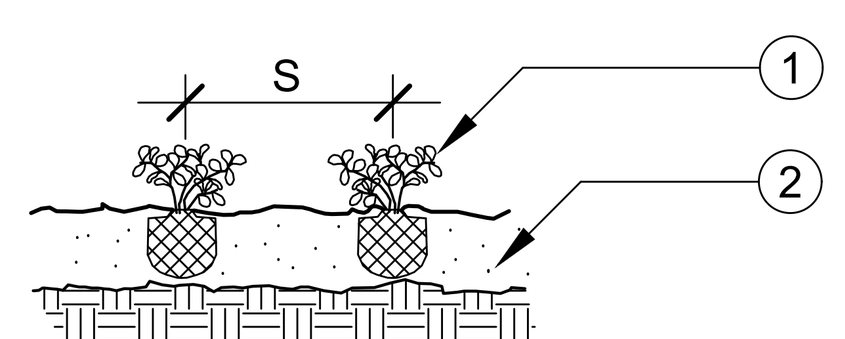
SECTION
SCALE: 1" = 1'-0"

E SHRUB AND VINE PLANTING



S	SQ. FT. PLANTS WILL COVER	
	64 PLANTS	100 PLANTS
4"	7 SQ. FT.	11 SQ. FT.
6"	16 SQ. FT.	25 SQ. FT.
8"	28 SQ. FT.	44 SQ. FT.
10"	45 SQ. FT.	70 SQ. FT.
12"	64 SQ. FT.	100 SQ. FT.
15"	100 SQ. FT.	156 SQ. FT.
18"	144 SQ. FT.	225 SQ. FT.
24"	256 SQ. FT.	400 SQ. FT.

'S' REFERS TO SPACING

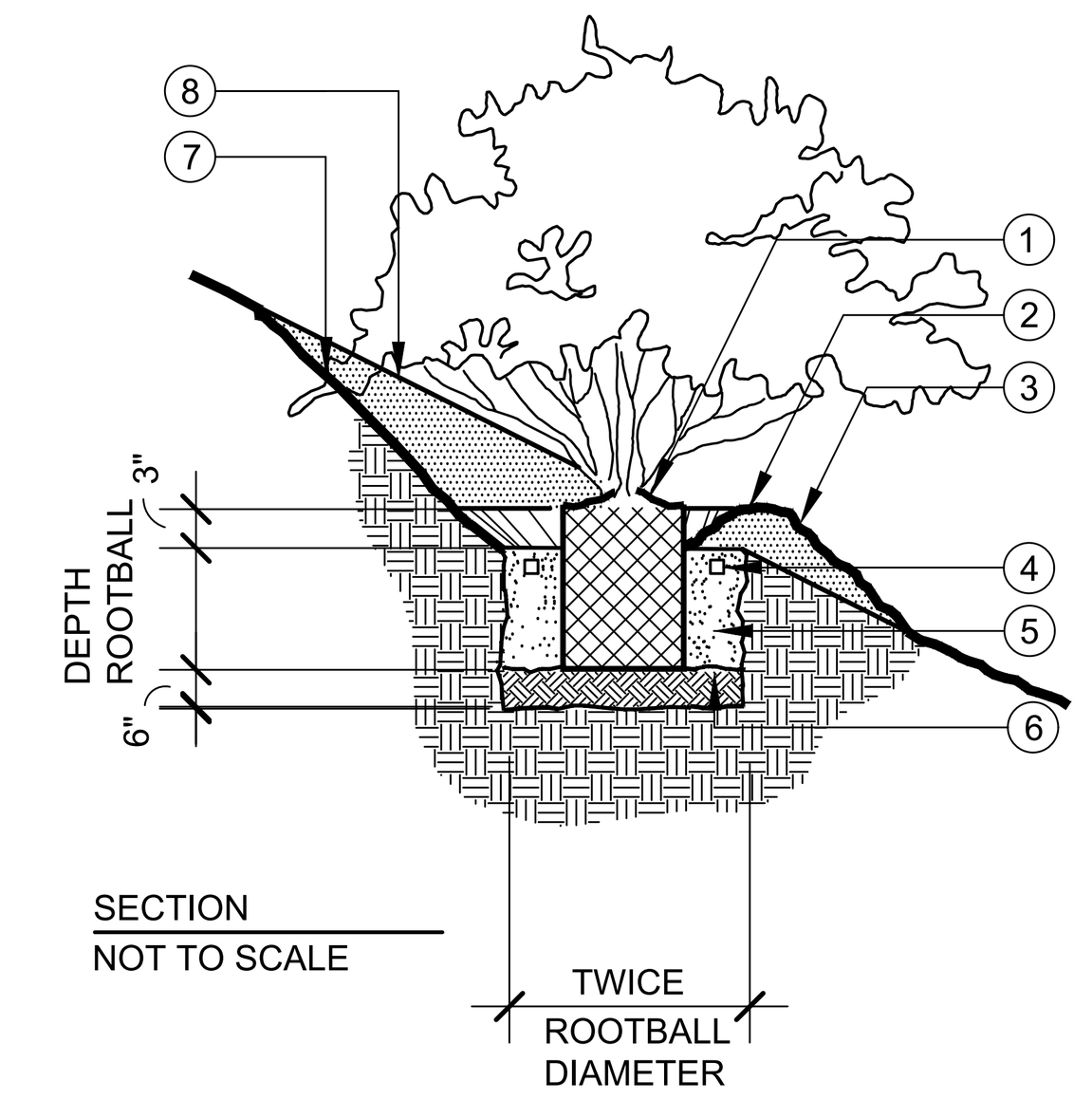


1. GROUND COVER TO BE PLANTED IN FLATS. CUTTINGS, LINERS OR 1 GAL. CONTAINERS PER PLANS
2. SOIL PREP - REFER TO PLANTING NOTES

REFER TO PLANTING NOTES FOR ADDITIONAL SPECIFICATIONS

SECTION
NOT TO SCALE

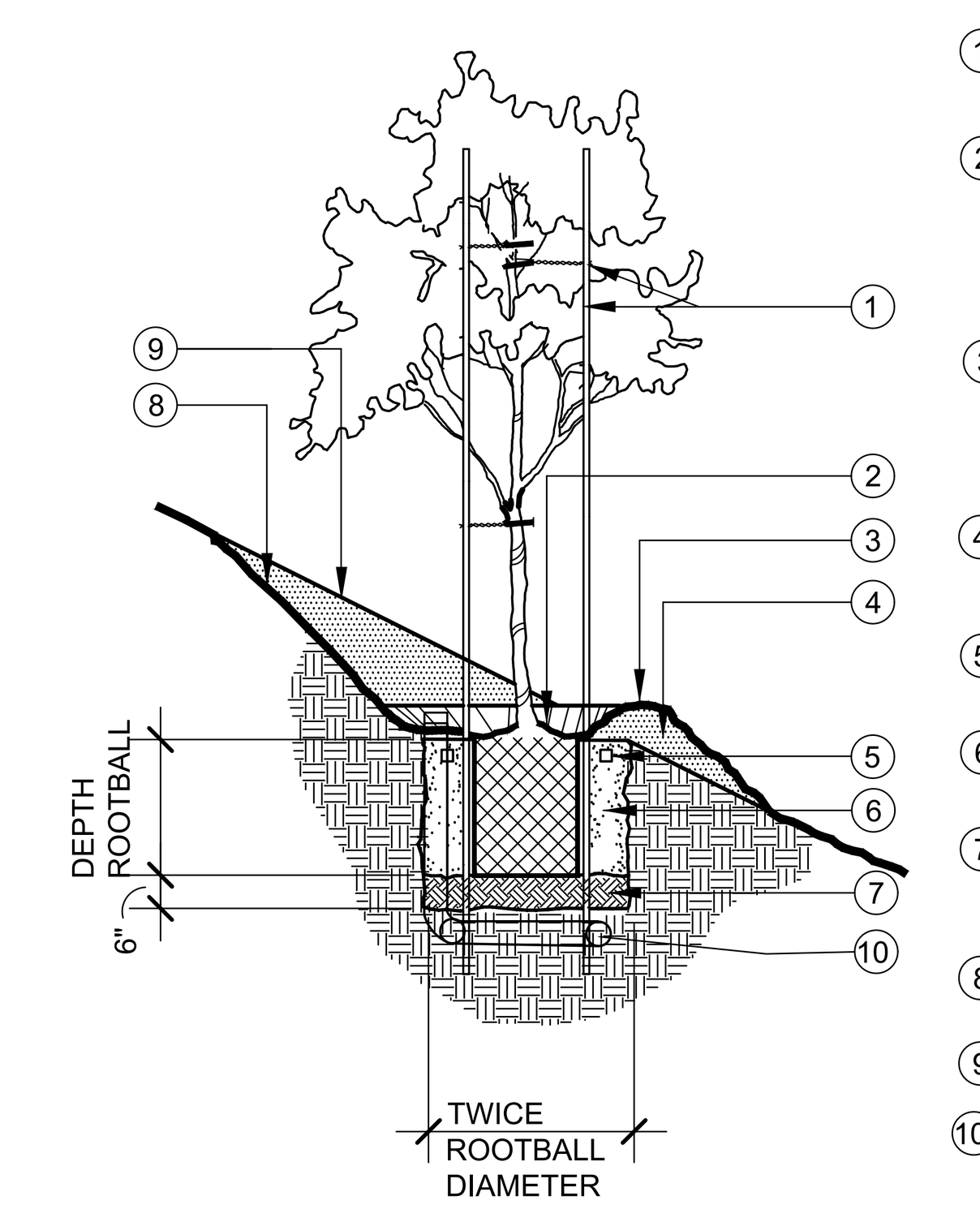
F GROUND COVER LOCATION AND SPACING



1. SHRUB ROOTBALL: CROWN SHALL BE 3" ABOVE FIN. SLOPE GRADE @ LOWER AND UPHILL SIDE
2. 3" HIGH WATER RETENTION BASIN, FORM WITH SOIL EXCAVATED FROM UPHILL SIDE OF SHRUB
3. 1:1 MAX. COMPACTED TAPER FILL AT FRONT PLANT PIT
4. FERTILIZER TABLETS PER PLANTING NOTES
5. PREPARED BACKFILL PER PLANTING NOTES
6. 6" ZONE OF OVER-EXCAVATED AND RE-COMPACTED NATIVE SOIL
7. 1:1 MAX. CUT SLOPE BEHIND PLANT PIT
8. EXISTING SLOPE

SECTION
SCALE: 1"=1'-0"

G SHRUB PLANTING ON SLOPE



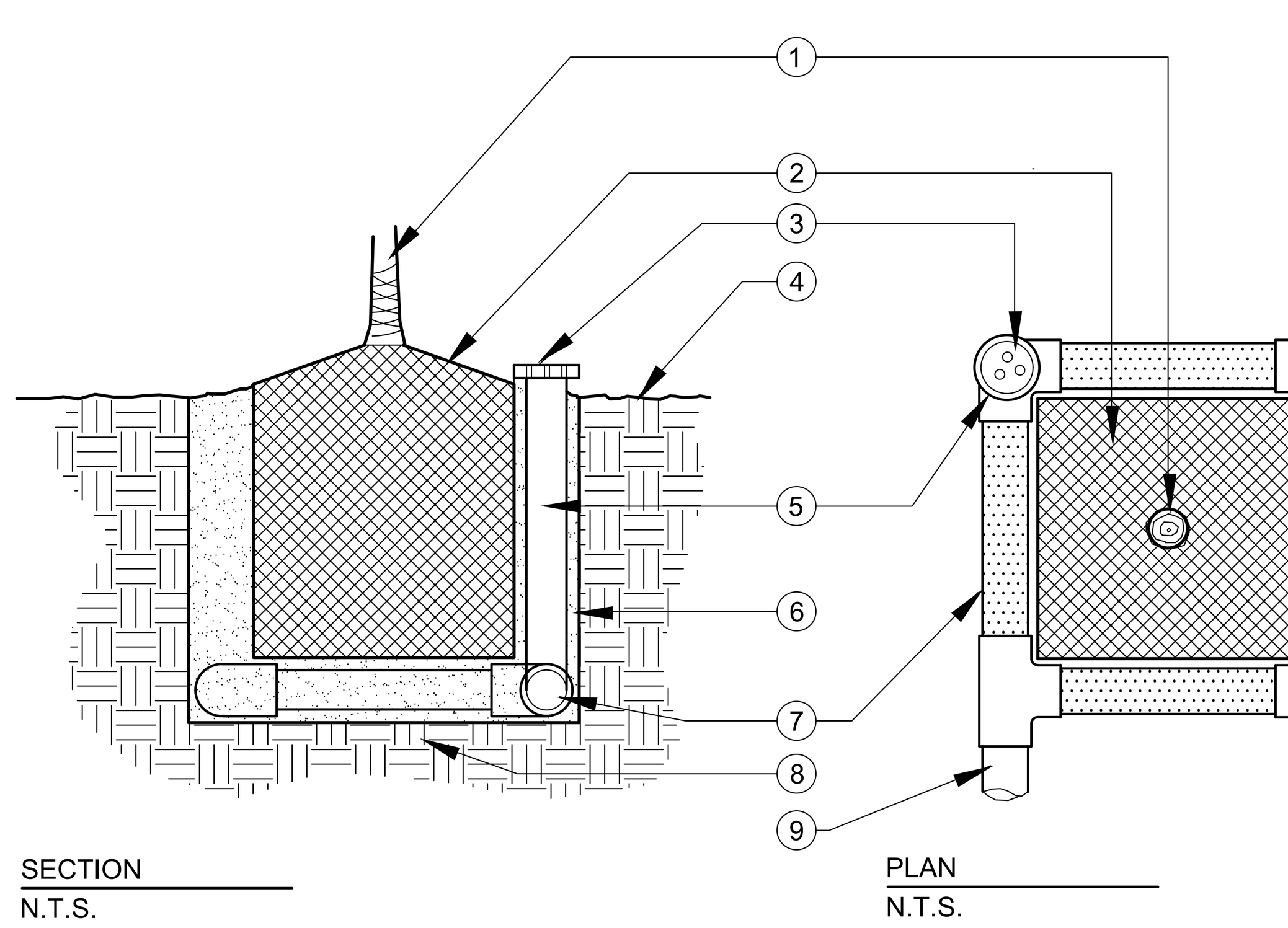
1. TREE STAKING PER DETAIL, THIS SHEET
2. TREE ROOTBALL: 5 & 15 GAL 1" ABOVE GRADE, 24" BOX & LARGER 3" ABOVE GRADE, TAPER ROOTBALL TO GRADE
3. 4" HIGH WATER RETENSION BASIN, FORM WITH SOIL EXCAVATED FROM UPHILL SIDE OF TREE
4. 1:1 MAX. COMPACTED TAPER FILL AT FRONT PLANT PIT
5. FERTILIZER TABLETS PER PLANTING NOTES
6. PREPARED BACKFILL PER PLANTING NOTES
7. 6" ZONE OF OVER-EXCAVATED AND RE-COMPACTED NATIVE SOIL
8. 1:1 MAX. CUT SLOPE BEHIND PLANT PIT
9. EXISTING SLOPE
10. SEE TREE ROOTBALL DRAINAGE AND AERATION DETAIL THIS SHEET

SECTION
SCALE: 1"=1'-0"

48" BOX & SM.

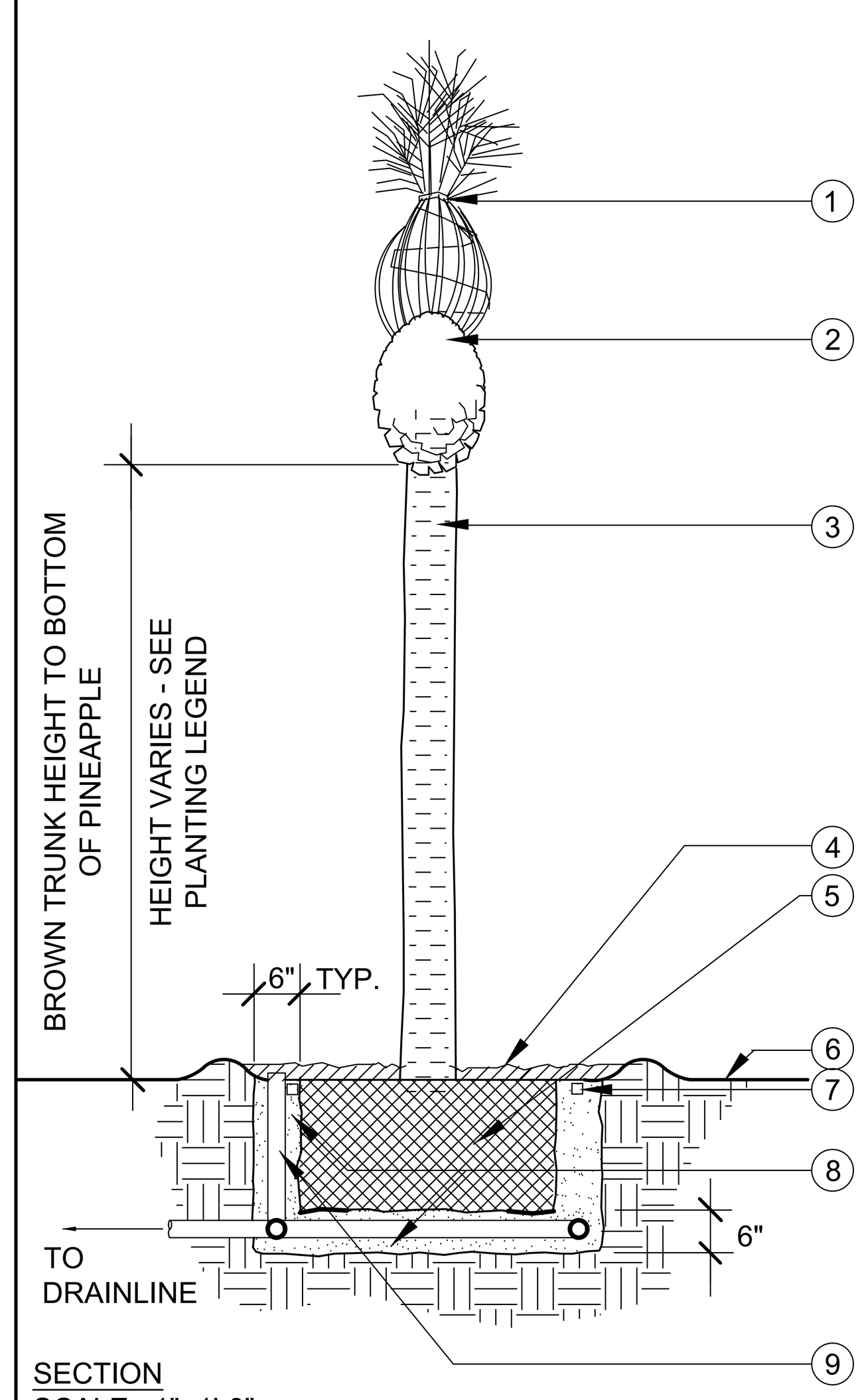
H STANDARD TREE STAKING ON SLOPES

OLIVE TREE SUBDRAIN NOTE:
THE CONTRACTOR SHALL VERIFY THAT THE SUB-DRAIN INVERTS ARE AT 5'-0" MINIMUM BELOW GRADE PER THE PRECISE GRADE PLAN. VERIFY OLIVE TREE ROOT BALLS DO NOT EXCEED 5'-0" MINIMUM DEPTH PRIOR TO ORDERING OLIVE TREES AND INSTALLING SUB-DRAINS. ALL TRENCHING SHALL BE RE-COMPACTED TO 90% BELOW ROOT BALL PRIOR TO EXCAVATING PLANT PIT FOR OLIVE TREE.



1. SEE SPECIMEN TREE PLANTING DETAILS FOR TYP. INSTALLATION & NOTES.
2. TREE ROOTBALL, CROWN SHALL BE 4" ABOVE FIN. GRD. SHAVE TO GRD. AS REQUIRED.
3. 3" DIA. ABS PERFERATED DRAIN PIPE WITH FILTER SOCK.
4. FINISH GRADE.
5. 3" DIA. ABS VERT DRAIN LINE WITH FILTER SAND 2" CLR. OF FIN. GRD.
6. 3" MIN. COVER CONT. BACKFILL PER SOILS REPORT.
7. 3" DIA. PERFORATED ABS DRAINLINE W/CONT. FILTER FABRIC WRAP.
8. UNDISTURBED SUB-GRD. OR PROPERLY RE-COMPACTED FILL.
9. 4" DIA. P.V.C. DRAINLINE TIE INTO ADJACENT DRAINLINE PER CONST. PLAN & CIVIL ENG. PLAN. (COORD. AS REQ'D)

I TREE ROOT BARRIER

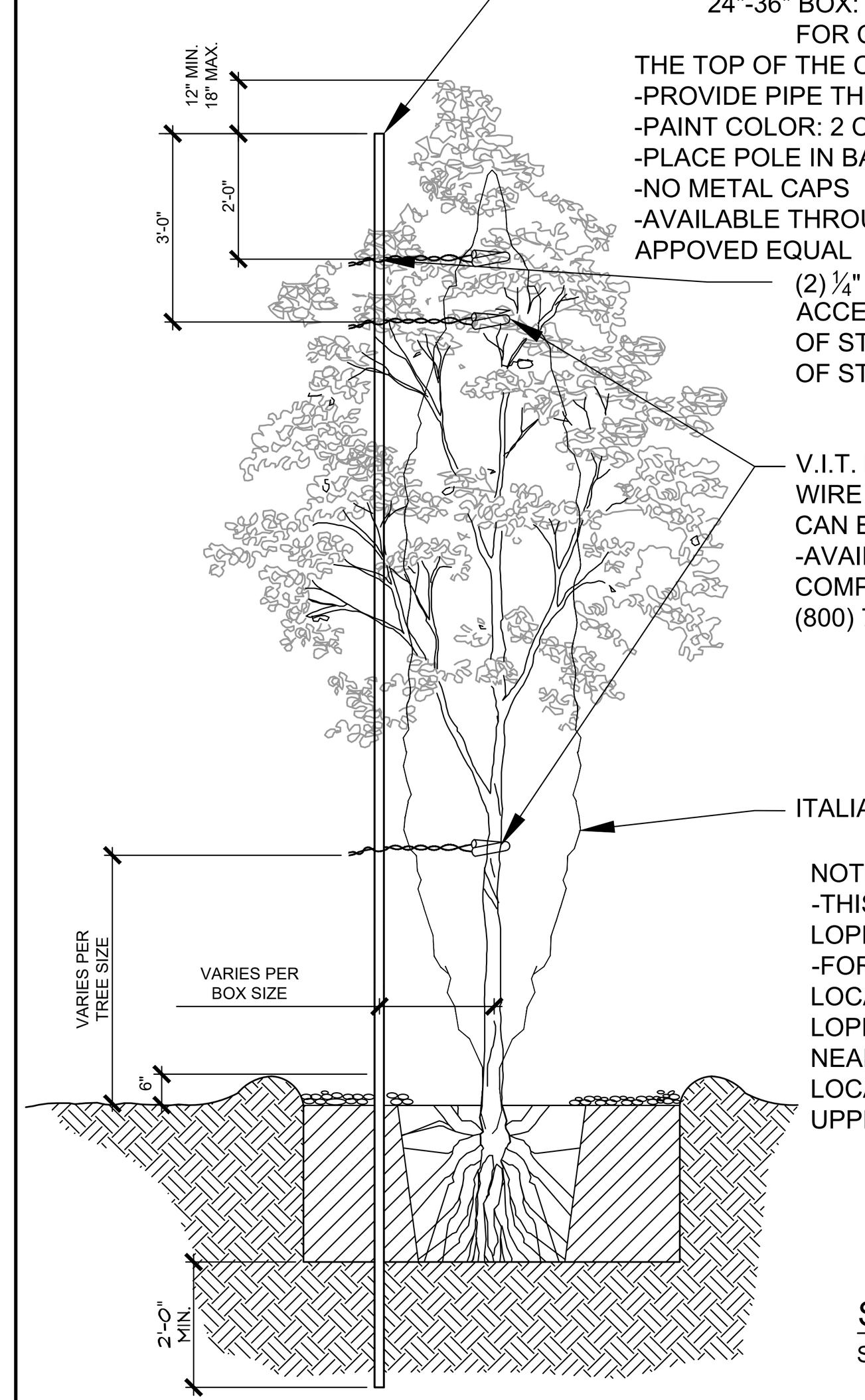


1. ORGANIC TWINE BY NURSERY
2. FROND NODE BASE/PINEAPPLE W/OBLONG CONFIGURATION.
3. PALM TRUNK TO BE STRAIGHT AND INSTALLED VERTICAL(PLUMB).
4. SAND BACKFILL @ FINISH GRADE
5. ROOTBALL
6. FINISHED GRADE
7. FERTILIZER TABLETS PER PLANTING NOTES.
8. PLANT PIT BACKFILL 100% WASHED PLASTER SAND.
9. ROOTBALL DRAINLINE AND AERATION RISER PER DRAINAGE AND AERATION DETAIL ON THIS SHEET

NOTE:
ALL BACKFILL TO BE WATER JETTED DURING PLANTING FOR MAXIMUM STABILITY.

SECTION
SCALE: 1"=1'-0"

J PALM PLANTING



SCH. 40 GALVANIZED STEEL STAKE, SIZE:
5-15 GALLON: 1-1/2" DIA. X 10.5' LONG
24"-36" BOX: 1-1/2" DIA. X 21' LONG WITH AN EXCEPTION FOR CYPRESS. THE POLE SHOULD BE 12" HIGHER THAN THE TOP OF THE CYPRESS TREE.
-PROVIDE PIPE THREADS AND COUPLING AT TOP OF STAKE, TYP.
-PAINT COLOR: 2 COATS MATTE BLACK
-PLACE POLE IN BACK AND OUT OF PUBLIC VIEW.
-NO METAL CAPS
-AVAILABLE THROUGH: SULLIVAN & MANN COMPANY (714) 665-2460; OR APPOVED EQUAL

(2) ¼" HOLES DRILLED THROUGH THE STAKE TO ACCEPT TREE TIE. FIRST HOLE IS 24" FROM TOP OF STAKE & THE SECOND HOLE IS 36" FROM TOP OF STAKE.

V.I.T. HOSE AND WIRE TREE SUPPORTS: HW 36, WIRE LENGTH 36" FOR 24"-36" BOX TREES. WIRE CAN BE TRIMMED IF NECESSARY.
-AVAILABLE THROUGH: SULLIVAN & MANN COMPANY (800) 640-4020 OR V.I.T. COMPANY INC. (800) 729-1314. OR APPROVED EQUAL.

ITALIAN CYPRESS

NOTE:
-THIS DETAIL IS FOR CUPRESSUS AND LOPHOSTEMON TREES 24" BOX AND LARGER
-FOR CUPRESSUS, (2) TREE TIES SHALL BE LOCATED NEAR TOP OF STAKE, FOR LOPHOSTEMON, (1) TREE TIE SHALL BE LOCATED NEAR TOP OF STAKE AND (1) TREE TIE SHALL BE LOCATED MIDWAY BETWEEN FINISH GRADE AND UPPER SUPPORT.

SECTION
SCALE: ⅜" = 1'-0"

K LOPHOSTEMON PLANTING

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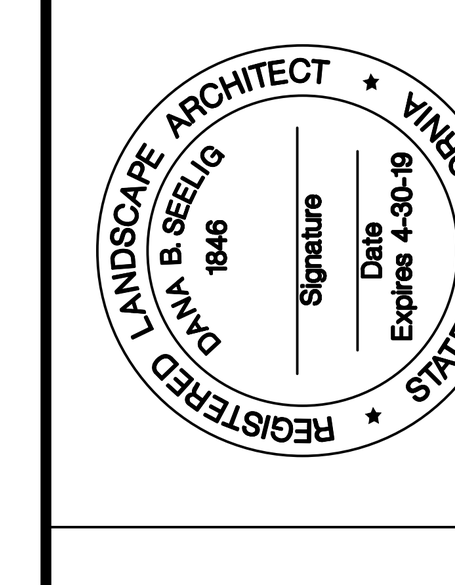

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PROJECT
RANCHO LA HABRA - PA 3
VESTING TENTATIVE
TRACT NO. 17845
CALATLANTIC GROUP
COMMUNITY PLANTING PLANS

DATE	DESCRIPTION

DATE	DESCRIPTION

DESIGN DEVELOPMENT PLANS

JOB NUMBER:	1730227
ISSUE DATE:	11-10-17
DRAWN BY:	TW, SC, CF, AH
CHECKED BY:	DS

TITLE
PLANTING DETAILS

SHEET
L.4.301

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CALATLANTIC GROUP
RANCHO LA HABRA
LA HABRA, CA
VESTING TENTATIVE TRACT NO. 17845
COMMUNITY PLANTING PLANS - PA4

DIGALERT
DIAL TOLL FREE
1-800-227-2600
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SEVICE ALERT OF SOUTHERN CALIFORNIA

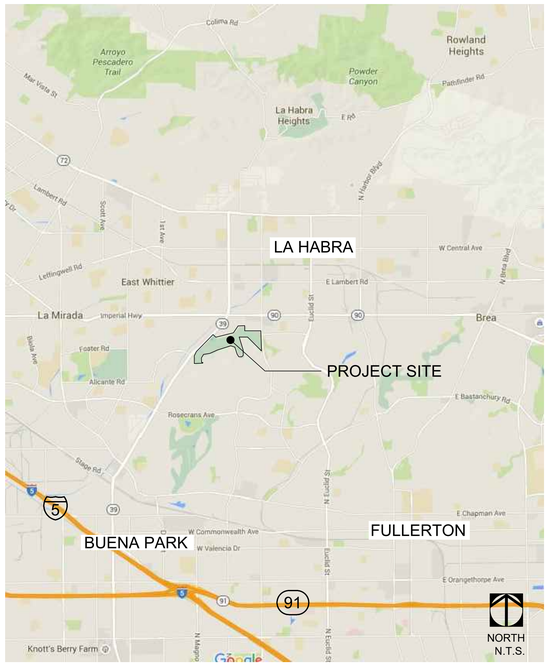
ABBREVIATIONS

PA	PLANTING AREA
TP	TOP OF PILASTER
TF	TOP OF FENCE
TW	TOP OF WALL
FS	FINISH SURFACE
FG	FINISH GRADE
BC	BACK OF CURB
FC	FACE OF CURB
HP	HIGH POINT
NIC	NOT IN CONTRACT
TYP	TYPICAL
	FLOW LINE 2% MIN.
	SHEET FLOW 2% MIN.

SUBMITTAL LOG

SUBMITTAL	DATE
DESIGN DEVELOPMENT	09-15-2016
DESIGN DEVELOPMENT	11-10-2017

VICINITY MAP



GENERAL NOTES:

GENERAL NOTES - STANDARD PLANS

1. THE LANDSCAPE DESIGN SHOWN WITHIN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE WITH THE ONGOING COLLABORATION OF CALATLANTIC GROUP, THE CITY OF LA HABRA, AND THE RANCHO LA HABRA DESIGN TEAM.

SHEET INDEX

SHEET	TITLE	REVISION	DATE	SHEET	TITLE	REVISION	DATE
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L.0.101	OVERALL KEY MAP						
L.4.000	PLANTING SCHEDULE						
L.4.101	OVERALL TREE PLAN						
L.4.102	OVERALL TREE PLAN						
L.4.103	OVERALL TREE PLAN						
L.4.104	OVERALL TREE PLAN						
L.4.105	OVERALL TREE PLAN						
L.4.106	OVERALL TREE PLAN						
L.4.107	OVERALL TREE PLAN						
L.4.108	PLANTING ENLARGEMENTS - SECONDARY ENTRY						
L.4.301	PLANTING DETAILS						

NOTES:

NOTIFICATIONS

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949.789.1752
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CIVIL ENGINEER
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CANDELA
25635 CALLE LA FUENTE
SAN JUAN CAPISTRANO, CA 92675
PH. 949.201.1333
CONTACT: DON DIDOMIZIO
EMAIL: DON@CANDELAENGINEERING.COM

APPROVALS

PLAN CHECK #

CITY OF LA HABRA DEPARTMENT OF RECREATION AND PARKS

ACCEPTED (PRINT NAME) | SIGNATURE | DATE

CITY OF LA HABRA PLANNING DEPARTMENT

ACCEPTED (PRINT NAME) | SIGNATURE | DATE

CITY OF LA HABRA BUREAU OF STREET SERVICES - URBAN FORESTRY

ACCEPTED (PRINT NAME) | SIGNATURE | DATE

CITY OF LA HABRA BUREAU OF STREET SERVICES

ACCEPTED (PRINT NAME) | SIGNATURE | DATE

BrightView Design Group
License: #3250
8 Hughes, Suite 150 Irvine, CA 92618
T: 949.238.4900
www.brightview.com

REGISTERED LANDSCAPE ARCHITECT — JAY B. GELLIS — 5646 — Signature — Date — Expires 4-30-19 — STATE OF CALIFORNIA

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RANCHO LA HABRA - PA 4
VESTING TENTATIVE
TRACT NO. 17845
CALATLANTIC GROUP
COMMUNITY PLANTING PLANS

DESIGN DEVELOPMENT PLANS

DESCRIPTION	DATE

JOB NUMBER:	1730227
ISSUE DATE:	11-10-17
DRAWN BY:	TW, SC, CF, AH
CHECKED BY:	DS

TITLE: TITLE SHEET

SHEET: L.0.000

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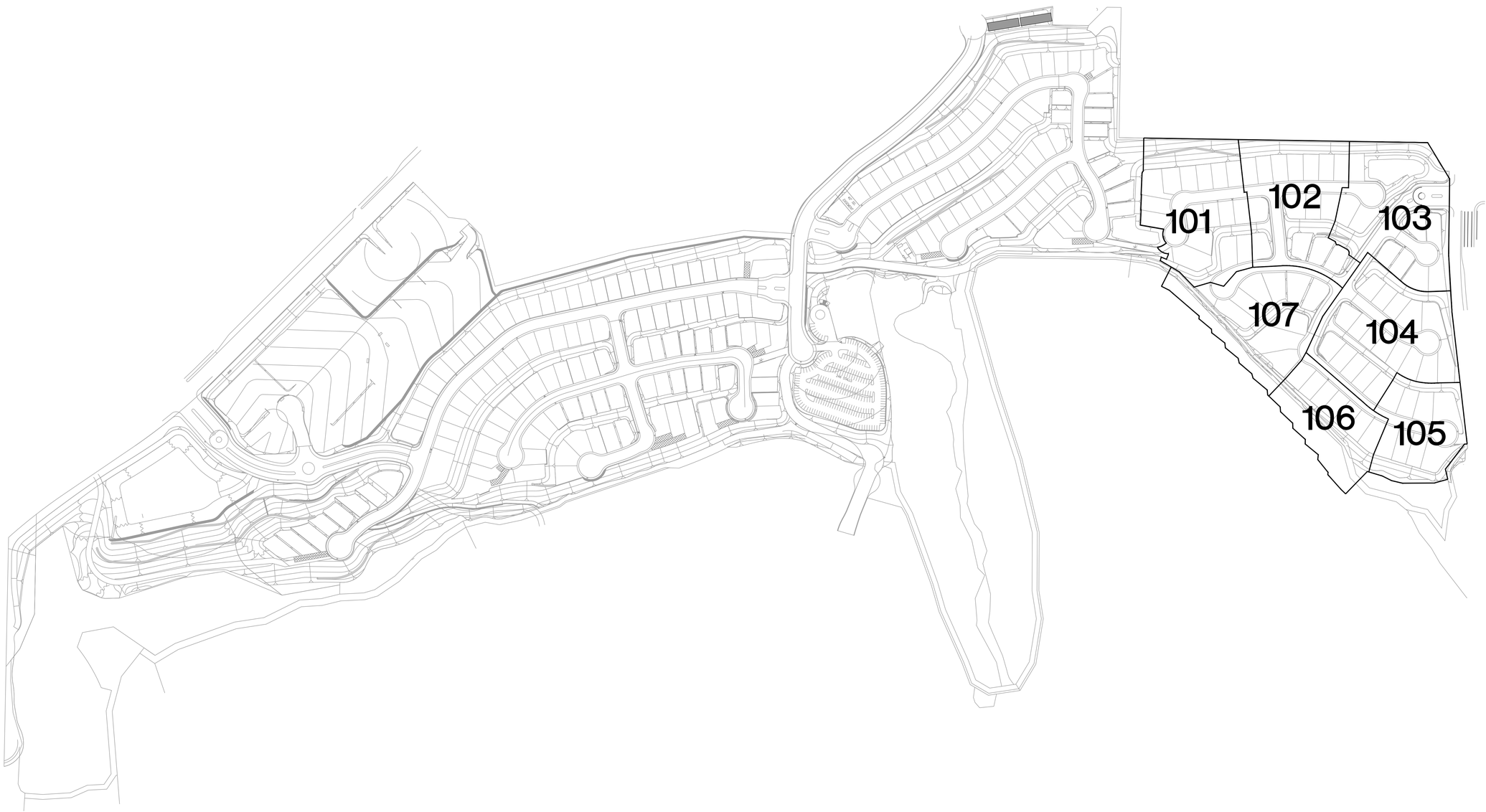

NORTH

0 160 320

SCALE: 1"=160'-0"

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REGISTERED LANDSCAPE ARCHITECT
DAVID B. SEELIG
1846
Signature
Date
Expires 4-30-19
STATE OF CALIFORNIA

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PROJECT

RANCHO LA HABRA - PA 4
VESTING TENTATIVE
TRACT NO. 17845
CALATLANTIC GROUP

COMMUNITY PLANTING PLANS

DATE	DESCRIPTION	DATE	DESCRIPTION

DESIGN DEVELOPMENT PLANS

JOB NUMBER:	1730227
ISSUE DATE:	11-10-17
DRAWN BY:	TW, SC, CF, AH
CHECKED BY:	DS

TITLE

OVERALL KEY MAP

SHEET

L.0.101

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MASTER LANDSCAPE SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	O.C. SPACING	QUANTITY	REMARKS
TREES						
	AFROCARPUS GRACILIOR	YEW PINE	24" BOX OR PER PLAN		24	
	ARBUTUS UNEDO	STRAWBERRY TREE	24" BOX OR PER PLAN		0	
	CHITALPA X TASHKENTENSIS	MORNING CLOUD CHITALPA	24" BOX OR PER PLAN		0	
	CINNAMOMUM CAMPHORA	CAMPHOR TREE	24" BOX OR PER PLAN		8	
	CUPANIOPSIS ANACARDIOIDES	CARROTWOOD	24" BOX OR PER PLAN		0	
	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	24" BOX OR PER PLAN		3	
	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	24" BOX OR PER PLAN		37	
	LIGUSTRUM LUCIDUM	GLOSSY PRIVET	24" BOX OR PER PLAN		0	
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX OR PER PLAN		75	
	MELALEUCA LINARIFOLIA	FLAX LEAF PAPERBARK	24" BOX OR PER PLAN		33	
	MELALEUCA QUINQUENERVIA	CAJEPUT TREE	24" BOX OR PER PLAN		0	
	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL OLIVE TREE	18' X 18' FIELD DUG		0	
	PHEONIX DACTYLIFERA 'MEDJOOL'	MEDJOOL DATE PALM	24" BOX OR PER PLAN		0	
	PINUS BRUTIA VAR. ELDARICA	AFGHAN PINE	24" BOX OR PER PLAN		54	
	PLATANUS x. ACERIFOLIA 'YARWOOD'	YARWOOD LONDON PLANE TREE	24" BOX OR PER PLAN		40	
	PLATANUS x. ACERIFOLIA 'COLUMBIA'	COLUMBIA LONDON PLANE TREE	24" BOX OR PER PLAN		0	
	PLATANUS x. HISPANICA 'BLOODGOLD'	BLOODGOOD LONDON PLANE TREE	24" BOX OR PER PLAN		0	
	PLATANUS MEXICANA	MEXICAN SYCAMORE	24" BOX OR PER PLAN		2	
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	24" BOX OR PER PLAN		11	
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX OR PER PLAN		18	
	QUERCUS ILEX	HOLLY OAK	24" BOX OR PER PLAN		10	
	QUERCUS SUBER	CORK OAK	24" BOX OR PER PLAN		5	
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	24" BOX OR PER PLAN		32	
	SAMBUCUS MEXICANA	MEXICAN ELDERBERRY	24" BOX OR PER PLAN	20'-0" O.C. OR AS SHOWN ON PLAN	0	
	SALIX EXIGUA	NARROWLEAF WILLOW	24" BOX OR PER PLAN	20'-0" O.C. OR AS SHOWN ON PLAN	0	
	SALIX GOODDINGII	GOODDINGS WILLOW	24" BOX OR PER PLAN	20'-0" O.C. OR AS SHOWN ON PLAN	0	
	SALIX LAEVIGATA	RED WILLOW	24" BOX OR PER PLAN	20'-0" O.C. OR AS SHOWN ON PLAN	3	
	SALIX LASIOLEPIS	ARROYO WILLOW	24" BOX OR PER PLAN	20'-0" O.C. OR AS SHOWN ON PLAN	16	
	SALIX LUCIDA	SHINING WILLOW	24" BOX OR PER PLAN	20'-0" O.C. OR AS SHOWN ON PLAN	0	
	UMBELLULARIA CALIFORNICA	CALIFORNIA BAY TREE	24" BOX OR PER PLAN		2	
SHRUBS AND GROUNDCOVERS						
	ACACIA REDOLENS 'DESERT CARPET'	PROSTRATE ACACIA	1 GAL	8'-0" O.C.	PER ENLARGEMENT	
	ACMISPON GLABER	DEERWEED	1 GAL	2'-0" O.C.	PER ENLARGEMENT	
	AGAVE AMERICANA	CENTURY PLANT	15 GAL	8'-0" O.C. OR AS SHOWN ON PLAN	PER ENLARGEMENT	
	ALOE ARBORESCENS	TORCH ALOE	5 GAL	5'-0" O.C. OR AS SHOWN ON PLAN	PER ENLARGEMENT	
	ALOE BARBADENSIS	ALOE VERA	5 GAL	2'-0" O.C.	PER ENLARGEMENT	
	ALOE CAMERONII	STARFISH ALOE	5 GAL	2'-0" O.C.	PER ENLARGEMENT	
	ARISTIDA PURPUREA	PURPLE THREE AWN	2" POTS	1'-6" O.C.	PER ENLARGEMENT	
	BACCHARIS CONSANGUINEA	COYOTE BRUSH	1 GAL	8'-0" O.C.	PER ENLARGEMENT	
	BACCHARIS PILULARIS 'PIGEON POINT'	DWARF COYOTE BRUSH	1 GAL	8'-0" O.C.	PER ENLARGEMENT	
	BACCHARIS SALICIFOLIA	MULE FAT	1 GAL	15'-0" O.C.	PER ENLARGEMENT	
	BACCHARIS 'STARN'	STARN COYOTE BRUSH	1 GAL	5'-0" O.C.	PER ENLARGEMENT	
	CAREX DIVULSA	BERKELEY SEDGE	1 GAL	2'-6" O.C.	PER ENLARGEMENT	
	CAREX PRAEGRACILIS	CALIFORNIA FIELD GRASS	1 GAL	2'-6" O.C.	PER ENLARGEMENT	
	CEANOTHUS 'FROSTY BLUE'	FROSTY BLUE CALIFORNIA LILAC	15 GAL	15'-0" O.C.	PER ENLARGEMENT	
	CEANOTHUS 'JOYCE COULTER'	JOYCE COULTER CEANOTHUS	5 GAL	6'-0" O.C.	PER ENLARGEMENT	
	CEANOTHUS THYRSIFLORUS VAR. GRISEUS 'YANKEE POINT'	YANKEE POINT CEANOTHUS	1 GAL	8'-0" O.C.	PER ENLARGEMENT	
	CISTANTHE GRANDIFLORA	ROCK PURSLANE	5 GAL	3'-0" O.C.	PER ENLARGEMENT	
	CRASSULA MULTICAVA	FAIRY CRASSULA	1 GAL	1'-6" O.C.	PER ENLARGEMENT	
	CRASSULA OVATA	JADE PLANT	5 GAL	3'-0" O.C.	PER ENLARGEMENT	
	CRASSULA OVATA 'GOLLOM'	GOLLOM JADE	5 GAL	2'-0" O.C.	PER ENLARGEMENT	
	CRASSULA OVATA 'HUMMEL'S SUNSET'	GOLDEN JADE	5 GAL	2'-6" O.C.	PER ENLARGEMENT	
	CRASSULA OVATA 'PINK BEAUTY'	PINK JADE PLANT	5 GAL	3'-0" O.C.	PER ENLARGEMENT	
	CRASSULA RIPPLE	RIPPLE JADE	5 GAL	1'-0" O.C. OR AS SHOWN ON POT PLAN	PER ENLARGEMENT	
	ELAEAGNUS PUNGENS	FRUITLAND SILVERBERRY	15 GAL	6'-0" O.C.	PER ENLARGEMENT	
	ENCELIA CALIFORNICA	COAST SUNFLOWER	1 GAL	3'-0" O.C.	PER ENLARGEMENT	
	ERIOGONUM FASCICULATUM	CALIFORNIA BUCKWHEAT	1 GAL	2'-0" O.C.	PER ENLARGEMENT	
	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	1 GAL	5'-0" O.C.	PER ENLARGEMENT	
	FESTUCA LONGIFOLIA	HARD FESCUE	2" ROSE POTS OR SEED MIX	1'-0" O.C.	PER ENLARGEMENT	
	FESTUCA MAIREI	ATLAS FESCUE	2" ROSE POTS	2'-6" O.C.	PER ENLARGEMENT	
	FESTUCA MICROSTACHYS	SMALL FESCUE	2" POTS	1'-0" O.C.	PER ENLARGEMENT	
	FESTUCA RUBRA	RED FESCUE	2" ROSE POTS OR SEED MIX	1'-0" O.C.	PER ENLARGEMENT	
	FESTUCA RUBRA 'MOLATE'	CREEPING RED FESCUE	2" ROSE POTS OR SEED MIX	1'-0" O.C.	PER ENLARGEMENT	
	FESTUCA 'SISKIYOU BLUE'	SISKIYOU BLUE FESCUE	2" ROSE POTS OR SEED MIX	1'-0" O.C.	PER ENLARGEMENT	
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	5'-0" O.C.	PER ENLARGEMENT	
	HETEROMELES ARBUTIFOLIA	TOYON	1 GAL	8'-0" O.C.	PER ENLARGEMENT	
	ISOCOMA MENZIESII	MENZIE'S GOLDENBRUSH	SEED ONLY	N/A	PER ENLARGEMENT	
	JUNCUS EFFUSUS	COMMON RUSH	1 GAL	8'-0" O.C.	PER ENLARGEMENT	
	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL	4'-0" O.C.	PER ENLARGEMENT	
	JUNCUS TEXTILIS	BASKET RUSH	1 GAL	6'-0" O.C.	PER ENLARGEMENT	
	LANTANA MONTEVIDENSIS	TRAILING LANTANA	5 GAL	5'-0" O.C.	PER ENLARGEMENT	
	LASTHENIA CALIFORNICA	CALIFORNIA GOLDFIELD	SEED ONLY	N/A	PER ENLARGEMENT	
	LEYMUS CONDENSATUS 'CANYON PRINCE'	CANYON PRINCE GIANT WILD RYE	1 GAL	4'-0" O.C.	PER ENLARGEMENT	
	LEYMUS TRITICOIDES	CREEPING WILD RYE	2" ROSE POTS	2'-0" O.C.	PER ENLARGEMENT	
	LUPINUS BICOLOR	MINIATURE LUPINE	1 GAL	2'-0" O.C.	PER ENLARGEMENT	
	MAHONIA AQUIFOLIUM	OREGON GRAPE	5 GAL	8'-0" O.C. OR AS SHOWN ON PLAN	PER ENLARGEMENT	
	MIMULUS AURANTIACUS	STICKY MONKEY FLOWER	1 GAL	3'-0" O.C.	PER ENLARGEMENT	
	MUHLENBERGIA CAPILLARIS	PINK MUHLYGRASS	1 GAL	3'-0" O.C.	PER ENLARGEMENT	
	MUHLENBERGIA LINDHEIMERI	LINDHEIMER'S MUHLY	1 GAL	5'-0" O.C.	PER ENLARGEMENT	
	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	5'-0" O.C.	PER ENLARGEMENT	
	PENNISETUM ORIENTALE 'TALL TAILS'	TALL TAIL FOUNTAIN GRASS	1 GAL	3'-0" O.C.	PER ENLARGEMENT	
	PENNISETUM SPATHIOLATUM	SLENDER VELDT GRASS	2" ROSE POTS	2'-0" O.C.	PER ENLARGEMENT	
	PORTULACARIA AFRA 'MINIMA'	DWARF ELEPHANT FOOD	5 GAL	3'-0" O.C.	PER ENLARGEMENT	
	RHAMUS CALIFORNICA 'EVE CASE'	COFFEEBERRY	1 GAL	6'-0" O.C.	PER ENLARGEMENT	
	RHUS INTEGRIFOLIA	LEMONADE BERRY	1 GAL	8'-0" O.C.	PER ENLARGEMENT	
	SALVIA 'ALLEN CHICKERING'	ALLEN CHICKERING SAGE	1 GAL	5'-0" O.C.	PER ENLARGEMENT	
	SALVIA 'BEE'S BLISS'	BEE'S BLISS SAGE	1 GAL	5'-0" O.C.	PER ENLARGEMENT	
	SALVIA CHAMAEDRYOIDES	GERMANDER SAGE	1 GAL	3'-0" O.C.	PER ENLARGEMENT	
	SALVIA CLEVELANDII	BLUE SAGE	1 GAL	5'-0" O.C.	PER ENLARGEMENT	
	SALVIA MELLIFERA	BLACK SAGE	1 GAL	5'-0" O.C.	PER ENLARGEMENT	
	SENECIO SERPENS	BLUE CHALKSTICKS	1 GAL	1'-0" O.C.	PER ENLARGEMENT	
	SISYRINCHIUM BELLUM	WESTERN BLUE-EYED GRASS	1 GAL	2'-0" O.C.	PER ENLARGEMENT	
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GAL	1'-6" O.C.	PER ENLARGEMENT	
	TURF	TURF	SODDED TURF	N/A	PER ENLARGEMENT	
	EXISTING SLOPE PLANTING TO REMAIN				PER ENLARGEMENT	
	EXISTING SLOPE FIRE FUEL MOD				PER ENLARGEMENT	
VINES					PER ENLARGEMENT	
	GREWIA OCCIDENTALIS	LAVENDER STAR FLOWER	15 GAL		PER ENLARGEMENT	
	HARDENBERGIA VIOLACEA 'HAPPY WANDERER'	PURPLE VINE LILAC	15 GAL		PER ENLARGEMENT	
	LONICERA HILDEBRANDIANA	GIANT BURMESE HONEYSUCKLE	15 GAL		PER ENLARGEMENT	
	MACFADYENA UNGUIS CATI	CATS CLAW VINE	15 GAL		PER ENLARGEMENT	
	DISTICTIS BUCCINATORIA	BLOOD RED TRUMPET VINE	15 GAL		PER ENLARGEMENT	

BrightView Design Group

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DAVID S. SELLERS — REGISTERED LANDSCAPE ARCHITECT — No. 5946 — Signature — Date 10-30-18 — Expires — STATE OF CALIFORNIA

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PROJECT

RANCHO LA HABRA - PA 4
VESTING TENTATIVE
TRACT NO. 17845
CALATLANTIC GROUP

COMMUNITY PLANTING PLANS

DESCRIPTION	DATE
DESCRIPTION	DATE

DESIGN DEVELOPMENT PLANS

JOB NUMBER:	1730227
ISSUE DATE:	11-10-17
DRAWN BY:	TW, SC, CF, AH
CHECKED BY:	DS

TITLE

PLANTING SCHEDULE

SHEET

L.4.000

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I. CONTRACTOR'S LANDSCAPE WORK RESPONSIBILITIES:

A. SCOPE OF WORK: THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, TRANSPORTATION AND SERVICES NECESSARY TO FURNISH AND INSTALL ALL CONSTRUCTION ELEMENTS AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN.

B. CONFORMANCE: ALL PLANTING WORK SHALL CONFORM TO APPLICABLE LOCAL, COUNTY AND/OR STATE CODES, REGULATIONS AND RULES, INCLUDING BUT NOT LIMITED TO THE 2013 CALIFORNIA BUILDING CODE.

C. LICENSE: ALL WORK SHALL BE PERFORMED BY A C-27 CALIFORNIA LICENSED CONTRACTOR.

D. PE**RMITS AND INSPECTIONS**: THE CONTRACTOR SHALL OBTAIN, COORDINATE AND PAY FOR ANY AND ALL PERMITS, FEES AND AGENCY INSPECTIONS AS REQUIRED.

E. INSURANCE: THE CONTRACTOR SHALL CARRY ALL WORKMEN'S COMPENSATION, PUBLIC LIABILITY AND PROPERTY DAMAGE INSURANCE AS REQUIRED BY ALL APPLICABLE CODES, REGULATIONS AND BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

F. SITE VERIFICATION: PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL VERIFY, AT THE JOB SITE, ALL CONDITIONS AND DIMENSIONS SHOWN ON THE PLANS AFFECTING THE INTENDED DESIGN OF THE LANDSCAPE WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY.

G. LIABLE FOR ENCROACHMENT: THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ENCROACHMENT ONTO ADJACENT PROPERTY, RIGHT-OF-WAYS, EASEMENTS, SET-BACKS OR ANY OTHER LEGAL PROPERTY RESTRICTIONS EITHER MARKED OR UNMARKED.

H. COORDINATION OF ACTIVITIES: THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF HIS ACTIVITIES WITH ALL OTHER TRADES.

I. FIELD STAKING: PRIOR TO INSTALLATION, THE CONTRACTOR SHALL LOCATE BY STAKES, OR OTHER MEANS, ALL CONTAINER TREES, SHRUBS AND VINE LOCATIONS AND HEADER BOARD/MOW CURB LAYOUT.

J. NOTIFICATION OF DISCREPANCIES: ANY DISCREPANCIES BETWEEN THE FIELD CONDITIONS AND THE CONTRACT DOCUMENTS AND/OR THE DESIGN INTENT AFFECTING THE SUCCESSFUL COMPLETION AND COST OF THE PROJECT SHALL BE REPORTED TO THE OWNER'S AUTHORIZED REPRESENTATIVE AND RESOLVED BY THE DESIGN/BUILD TEAM.

K. LIABLE FOR DAMAGE: THE CONTRACTOR SHALL BE LIABLE FOR DAMAGE TO ALL UTILITIES, CONSTRUCTION, IRRIGATION AND PLANTING ELEMENTS, EXISTING OR NEW, THAT HAVE BEEN MARKED BY USA ALERT OR LOCATED AND IDENTIFIED AS EXISTING, AND SHALL REPAIR OR REPLACE ANY DAMAGED IMPROVEMENTS IN A MANNER ACCEPTABLE TO THE OWNER'S AUTHORIZED REPRESENTATIVE.

L. LIABLE FOR LOSS: THE CONTRACTOR SHALL BE RESPONSIBLE AND LIABLE FOR ANY LOSS TO HIS EQUIPMENT, PARTS AND MATERIALS ON THIS PROJECT UNTIL COMPLETION AND ACCEPTANCE OF THE JOB IN WRITING BY THE OWNER'S AUTHORIZED REPRESENTATIVE

M. WRITTEN GUARANTEE: ALL WORK SHALL BE GUARANTEED BY CONTRACTOR AS TO THE MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FOLLOWING THE DATE OF FINAL ACCEPTANCE OF PROJECT. THE CONTRACTOR SHALL PROVIDE A WRITTEN GUARANTEE ON HIS LETTERHEAD AT THE TIME OF THE FINAL INSPECTION.

N. WRITTEN CERTIFICATION: THE CONTRACTOR SHALL PROVIDE A WRITTEN CERTIFICATION THAT THE CONSTRUCTION WORK IS INSTALLED IN FULL COMPLIANCE WITH THE CONTRACT DOCUMENTS. ANY APPROVED SUBSTITUTIONS OR DEVIATIONS FROM THE PLANS OR SPECIFICATIONS SHALL BE NOTED. THIS CERTIFICATION SHALL BE ON THE CONTRACTOR LETTERHEAD WITH HIS SIGNATURE AND CALIFORNIA CONTRACTOR'S LICENSE NUMBER.

0. PLANT MATERIALS APPROVAL: THE CONTRACTOR SHALL, WITHIN FIFTEEN (15) WORKING DAYS FOLLOWING AWARD OF CONTRACT, SUBMIT TO THE OWNER AND LANDSCAPE ARCHITECT A COMPLETE LIST OF REQUIRED CONTAINER AND FLATTED GROUNDCOVER MATERIAL. THE LIST SHALL INCLUDE EACH TREE, SHRUB AND GROUNDCOVER; THEIR BOTANICAL AND COMMON NAME; EACH REQUIRED QUANTITY AND SIZE; THEIR NURSERY SOURCE LOCATIONS AND NURSERY SALES PERSON TO CONTACT; THEIR SPECIFICATIONS AS TO HEIGHT, SPREAD AND TRUNK CALIPER AT ONE FOOT (1') ABOVE GRADE (FOR TREES). A REPRESENTATIVE PHOTO OF EACH REQUIRED TREE SHALL ACCOMPANY THE SUBMITTAL.

P. STATE CIVIL CODE TITLE 7: TO THE EXTENT THAT THIS PROJECT IS GOVERNED BY TITLE 7 OF THE STATE CIVIL CODE, THE CONTRACTOR SHALL CONFORM WITH THE FUNCTIONALITY REQUIREMENT OF TITLE 7 OF THE CIVIL CODE.

II. OWNER'S LANDSCAPE WORK RESPONSIBILITIES:

A. LANDSCAPE RESPONSIBILITIES: THE OWNER WILL BE DIRECTLY RESPONSIBLE FOR ALL ASPECTS OF CONSTRUCTION INCLUDING ALL LANDSCAPE INSPECTIONS. ALL FIELD MEETINGS SHALL BE INITIATED BY THE CONTRACTOR AND COORDINATED WITH THE OWNER'S AUTHORIZED REPRESENTATIVE. CONTRACTOR SHALL BE IN A SUPPORT OBSERVATION ROLE TO THE OWNER PROVIDING INTERPRETIVE ADVICE ONLY IN ACCORDANCE WITH THE OBSERVATION SCHEDULE AS NOTED.

B. DETERMINING LEGAL AND PHYSICAL ELEMENTS: OWNER SHALL BE RESPONSIBLE FOR DETERMINING PROPERTY LINES, RIGHT-OF-WAYS, TRACT BOUNDARIES, GRADES, EASEMENTS, UTILITY LOCATIONS (ABOVE AND BELOW GRADE) ANY OTHER LEGAL OR PHYSICAL ELEMENTS, AS REQUIRED, FOR THE SUCCESSFUL COMPLETION OF THE WORK. CONTRACTOR SHALL NOT BE PERMITTED TO PROCEED WITH ANY WORK WITHOUT DETERMINATION OF THE ABOVE INFORMATION.

C. ROUGH GRADE: OWNER SHALL PROVIDE ROUGH GRADE TO WITHIN 1/10TH OF ONE FOOT OF FINISH GRADE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FINISH GRADE AND DRAINAGE OF ALL CONSTRUCTION ELEMENTS AT SPECIFIED GRADIENT.

D. SITE DISCREPANCIES: ALL DISCREPANCIES IN SITE CONDITIONS, DRAWINGS OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IT IS THE OWNER'S RESPONSIBILITY TO CONSULT THE CONTRACTOR PRIOR TO ANY FURTHER WORK IN THAT AREA. ANY UNREPORTED DISCREPANCY AND CONTINUED WORK WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER'S AUTHORIZED REPRESENTATIVE SHALL BE AT THE CONTRACTOR'S RISK AND EXPENSE.

III. REQUIRED FIELD OBSERVATION WORK:

A. REQUIRED FIELD OBSERVATION WORK: THESE PLANS WERE PREPARED WITH THE UNDERSTANDING THAT THE OWNER OF SAID PLANS WILL USE BRIGHTVIEW DESIGN GROUP TO PROVIDE 'FULL' CONTRACT SERVICES INCLUDING FIELD OBSERVATION SERVICES DURING CONSTRUCTION. FAILURE TO USE BRIGHTVIEW DESIGN GROUP TO PROVIDE AND COMPLETE THE FIELD OBSERVATION SERVICES SET FORTH HEREIN WILL SIGNIFICANTLY INCREASE THE RISK OF LOSS RESULTING, AMONG OTHER CAUSES, FROM MISINTERPRETATION OF THE INTENT OF THE DESIGN, UNAUTHORIZED MODIFICATIONS THERETO, AND FAILURE TO DETECT ERRORS AND OMISSIONS IN THE PLANS AND SPECIFICATIONS BEFORE THEY BECOME COSTLY MISTAKES BUILT INTO THE PROJECT. THEREFORE, IN THE EVENT THAT BRIGHTVIEW DESIGN GROUP IS OTHERWISE PRECLUDED FROM COMPLETING THE FIELD OBSERVATION SERVICES SET FORTH HEREIN, THE OWNER, OR SUBSEQUENT OWNER (INDIVIDUALS OR CORPORATIONS WHO HAVE PURCHASED THESE PLANS WITH THE PROJECT), AGREES TO HOLD HARMLESS, INDEMNIFY, AND DEFEND BRIGHTVIEW DESIGN GROUP AND THEIR CONSULTANTS FROM AND AGAINST ANY AND ALL CLAIMS.

IV. LANDSCAPE ARCHITECT'S LANDSCAPE FIELD OBSERVATION SCHEDULE:

I. FIELD OBSERVATION COORDINATION: THE FOLLOWING OBSERVATIONS SHALL BE INITIATED BY CONTRACTOR AND COORDINATED THROUGH THE OWNER'S AUTHORIZED REPRESENTATIVE. THE CONTRACTOR SHALL NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE NOT LESS THAN FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY OBSERVATION. CONTINUED WORK WITHOUT OBSERVATION OF THESE PHASES OF WORK IS AT THE CONTRACTOR RISK, WITH ANY REQUIRED CHANGE OR MODIFICATIONS AT THE CONTRACTOR EXPENSE.

J. CONTRACTOR ORIENTATION/PRE-CONSTRUCTION MEETING: THIS MEETING SHALL BE CONDUCTED TO DISCUSS THE SPECIFICATIONS, POSSIBLE DISCREPANCIES, SITE CONDITIONS AND OTHER ASPECTS OF THE PROJECT CONSTRUCTION WORK SUCH AS PERSONNEL, SCHEDULE AND REQUIREMENTS FOR STARTING WORK.

K. WEED ABATEMENT: THIS OBSERVATION SHALL BE PERFORMED AFTER THE WEED ABATEMENT CYCLE HAS BEEN COMPLETED TO REVIEW THE DEGREE OF WEED KILL.

L. PLANT MATERIAL APPROVAL, LAYOUT AND FINE GRADE OBSERVATION: THIS OBSERVATION VISIT SHALL BE PERFORMED AFTER PLACEMENT OR STAKING IN THE FIELD OF ALL PLANT MATERIALS PER THE PLANS. CONTAINER PLANTS SHALL BE PLACED ON SITE. BOXED SPECIMENS SHALL BE STAKED AS TO LOCATION.

M. PROGRESS/INSTALLATION INSPECTIONS: PERIODIC INSPECTIONS SHALL BE PERFORMED BY THE OWNER'S AUTHORIZED REPRESENTATIVE DURING CONSTRUCTION OPERATIONS TO ENSURE CONFORMANCE TO PLANS AND SPECIFICATIONS.

N. PLANT MATERIAL/HYDROSEED/PRE-MAINTENANCE OBSERVATION: THIS OBSERVATION WILL BE PERFORMED TO REVIEW ALL WORK UNDER THE CONTRACT FOR COMPLETENESS. SCHEDULING SHALL COINCIDE WITH ANY HYDROSEEDING WORK TO BE PERFORMED UNDER THIS CONTRACT.

O. MAINTENANCE OBSERVATIONS: THESE OBSERVATION VISITS SHALL BE PERFORMED AT THE END OF EACH THIRTY (30) DAY INTERVAL OF THE MAINTENANCE PERIOD TO ENSURE CONFORMANCE WITH THE MAINTENANCE SPECIFICATIONS.

P. FINAL OBSERVATION/PROJECT SUBSTANTIAL CONFORMANCE: THIS OBSERVATION VISIT WILL BE PERFORMED TO REVIEW ALL ASPECTS OF THE CONTRACTED WORK PRIOR TO RELEASING THE PROJECT TO THE OWNER.

V. SCOPE OF LANDSCAPE WORK:

A. BASE SHEETS: BASE SHEETS WERE DERIVED FROM BASE DATA:

PREPARED BY: HUNSAKER & ASSOCIATES
TITLE: VESTING TENTATIVE TRACT NO. 17845
DATED: 03-29-2016 REVISED: XX-XX-XXXX

B. HORTICULTURAL SOILS REPORT:

PREPARED BY: PENDING
TITLE: PENDING
DATED: REVISED:

C. GENERAL PLANTING NOTES:

1. SITE PREPARATION: PRIOR TO PROCEEDING WITH ANY WORK UNDER THIS CONTRACT, THE CONTRACTOR SHALL REMOVE ALL ROCKS, WEEDS, DEBRIS, AND OTHER EXTRANEOUS MATERIAL FROM THE JOB SITE AND DISPOSE OF IT OFF-SITE IN A SUITABLE AND LAWFUL MANNER.

2. PLANTING AREAS: UPON COMPLETION OF ALL IRRIGATION WORK, ALL PLANTING AREAS SHALL BE SPRAYED WITH A SYSTEMIC HERBICIDE; CLEARED AND GRUBBED OF SURFACE WEED GROWTH; AND SHALL BE WEED FREE PRIOR TO PROCEEDING WITH ANY PLANTING WORK.

3. FINISH GRADE: THE CONTRACTOR SHALL ESTABLISH FINISH GRADE A MINIMUM OF SIX INCHES (6") BELOW THE FINISH FLOOR OF BUILDINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SMOOTH EVEN FINISH GRADES AT BUILDINGS, WALKS, OTHER PERMANENT OBJECTS AND LIMITS OF WORK. ALL CHANGES IN GRADE SHALL BE BLENDED UNIFORM VERTICAL CURVES. ALL AREAS TO BE PLANTED IN TURF SHALL BE SMOOTHED WITH RAKES AND FLOATS TO THE OWNER'S (JOB SUPERINTENDENT) SATISFACTION. OBJECTS SUCH AS ROCKS, DEBRIS, CLODS OR OTHER EXTRANEOUS MATERIAL SHALL BE STOCK-PILED AND REMOVED.

1. DRAINAGE: THE CONTRACTOR SHALL BE RESPONSIBLE FOR DRAINAGE IN ALL PLANTING AREAS IN ACCORDANCE WITH THE PLANS, DETAILS, AND SPECIFICATIONS AT A MINIMUM 2% GRADIENT.

2. IMPORT SOIL: ON-SITE SOIL SHALL BE USED FOR ALL LANDSCAPE BERMS AND MOUNDING. WHEN ON-SITE SOIL IS NOT AVAILABLE, IMPORT SOIL SHALL MEET THE FOLLOWING SPECIFICATIONS:

SILT PLUS CLAY CONTENT OF THE IMPORT SOIL SHALL NOT EXCEED 20% BY WEIGHT WITH A MINIMUM 95% PASSING THE 2.0 MM. SIEVE. THE SODIUM ABSORPTION RATIO (SAR) SHALL NOT EXCEED 6.0 MM. AND THE ELECTRICAL CONDUCTIVITY (ECE) OF THE SATURATION EXTRACT OF THIS SOIL SHALL NOT EXCEED 3.0 MMHOS./CM AT 250C. THE BORON CONTENT OF THIS SOIL SHALL BE NO GREATER THAN 1 PPM AS MEASURED ON THE SATURATION EXTRACT. IN ORDER TO INSURE CONFORMANCE, SAMPLES OF THE IMPORT SOIL SHALL BE SUBMITTED TO THE SOIL LABORATORY FOR ANALYSIS PRIOR TO IMPORT ON SITE.

3. PLANT MATERIAL: ALL PLANT MATERIAL SHALL BE OF A SIZE, CHARACTER AND QUALITY WHICH MEETS THE ACCEPTED INDUSTRY STANDARDS FOR THAT PLANT AND BE FREE FROM INSECTS, THEIR EGGS, DISEASE, WEEDS, OR OTHER DETRIMENTAL CHARACTERISTICS.

4. HANDLING/STORAGE: ALL PLANTS SHALL BE HANDLED AND STORED SO THEY ARE ADEQUATELY PROTECTED FROM DRYING OUT, SUN, WINDBURN, VANDALISM OR ANY OTHER INJURY. B. REJECTION OF PLANT MATERIAL: THE OWNER'S AUTHORIZED REPRESENTATIVE AND LANDSCAPE ARCHITECT MAY REJECT ANY AND ALL PLANT MATERIAL REGARDED AS UNSUITABLE AT ANY TIME. SUCH PLANTS SHALL BE REMOVED FROM THE JOB SITE IMMEDIATELY AND BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.

5. PLANTING: ALL PLANT MATERIAL SHALL BE AS SPECIFIED AND PLANTED AS DETAILED AND NOTED HEREIN.

6. GROUNDCOVER PLANTING: ALL GROUNDCOVER AREAS NOTED ON THE PLANS SHALL BE PLANTED WITH ROOTED CUTTINGS FROM FLATS IN STAGGERED ROWS CONTINUOUSLY UNDER TREES AND SHRUBS AT THE SPACING INDICATED ON THE PLANS.

7. SOIL PREPARATION: ALL PLANTING AREAS TO RECEIVE GROUNDCOVER FROM FLATS AND/OR TURF (EXCEPT GROUNDCOVER AREAS ON SLOPES 3:1 OR GREATER) SHALL RECEIVE THE FOLLOWING AMENDMENTS PER 1,000 SQ. AND SHALL BE UNIFORMLY BLENDED INTO THE UPPER SURFACE SOIL TO A DEPTH AS REQUIRED IN THE HORTICULTURAL SOILS REPORT. AMT./PER 1000 SQ. REFER TO HORTICULTURAL SOILS REPORT

8. BACKFILL MIX: BACKFILL MIX AROUND ALL CONTAINER PLANT MATERIALS SHALL CONSIST OF THE FOLLOWING UNIFORMLY BLENDED MATERIALS: REFER TO HORTICULTURAL SOILS REPORT

9. PLANTING TABLETS: AS INDICATED ON THE DETAILS, PLANT TABLETS SHALL BE 'GRO-POWER' PLANTING TABLETS 12-8-8 (7 GRAM OR EQUAL) AND SHALL BE FURNISHED IN THE FOLLOWING RATES. PLANT TABLETS SHALL BE PLACED AT THE TOP OF THE ROOTBALL, APPROXIMATELY TWO INCHES (2") FROM ROOT TIP AT EVEN SPACING AROUND THE PLANT.

a. THREE (3) TABLETS PER ONE (1) GALLON CONTAINER
b. NINE (9) TABLETS PER FIVE (5) GALLON CONTAINER
c. FIFTEEN (15) TABLETS PER FIFTEEN (15) GALLON CONTAINER
d. SIXTEEN (16) TABLETS PER TWENTY INCH (20") BOX AND TWENTY-FOUR INCH (24") BOX
e. TWENTY (20) TABLETS PER THIRTY INCH (30") BOX AND THIRTY-SIX INCH (36") BOX
f. TWENTY-TWO (22) TABLETS PER FORTY-TWO INCH (42") BOX AND FORTY-EIGHT INCH (48") BOX
g. THIRTY-SIX (36) TABLETS PER SIXTY INCH (60") BOX
h. FORTY-FIVE (45) TABLETS PER SEVENTY-TWO INCH (72") BOX
i. FORTY-EIGHT (48) TABLETS PER EIGHTY-FOUR INCH (84") BOX

13. VINES: ALL VINES SHALL BE PLANTED AS HAVE PER THE SHRUB/VINE PLANTING DETAIL AND SHALL THE WOOD SUPPORT STAKE CAREFULLY REMOVED WITHOUT DAMAGE TO THE PLANT OR ROOTBALL.

a. MASONRY WALLS: ON MASONRY WALLS, USE ADHESIVE TYPE VINE SUPPORTS WITH SILICONE ADHESIVE AND HEAVY DUTY VINE TIES. ON MASONRY WALLS, INSTALL A MINIMUM OF FIVE (5) LOCATIONS PER EACH FIVE (5) GALLON VINE AND TEN (10) LOCATIONS PER EACH FIFTEEN (15) GALLON VINE.

VI. ESTABLISHMENT MAINTENANCE NOTES:

A. ESTABLISHMENT MAINTENANCE PERIOD: THE MAINTENANCE PERIOD SHALL COMMENCE UPON THE OWNER'S WRITTEN APPROVAL OF ALL PHASES OF PLANTING INSTALLATION AND SHALL BE FOR THE PERIOD OF TIME AS FOLLOWS: NINETY (90) CONTINUOUS CALENDAR DAYS.

B. MAINTENANCE PROCEDURES:

1. GENERAL: THE GENERAL CARE AND MAINTENANCE OF ALL AREAS SHALL CONSIST OF PROPER WATERING, FERTILIZATION, WEEDING, RODENT CONTROL, CLEANUP AND AS NOTED BELOW.

2. GROUNDCOVER FROM FLATS WITHOUT OVERSEED: APPLY PRE-EMERGENT HERBICIDE AT THE START OF MAINTENANCE IN ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTRUCTIONS.

3. FERTILIZATION: MAINTENANCE WORK SHALL INCLUDE FERTILIZATION WITH THE FOLLOWING FERTILIZER AT THIRTY (30) DAY INTERVALS AFTER PLANTING. REFER TO HORTICULTURAL SOILS REPORT

4. WEEDING: ANY CONCENTRATED DEVELOPMENT OF WEED GROWTH THAT MAY APPEAR IN PLANTING AREAS DURING THE MAINTENANCE PERIOD SHALL BE REMOVED AT TEN (10) DAY INTERVALS. THE CONTRACTOR SHALL REMOVE SUCH CONCENTRATIONS OF WEEDS INCLUDING THEIR ROOTS BY HAND OR IN A MANNER ACCEPTABLE TO THE OWNER'S AUTHORIZED REPRESENTATIVE AND LANDSCAPE ARCHITECT. NOTE: CULTIVATION OF GROUNDCOVER IS NOT ACCEPTABLE.

5. RODENT CONTROL: THE CONTRACTOR SHALL TAKE THE NECESSARY STEPS TO ELIMINATE ANY RODENTS ENCOUNTERED ON SITE.

6. CLEAN-UP: DURING THE COURSE OF THE MAINTENANCE WORK, THE CONTRACTOR SHALL REMOVE SURPLUS MATERIALS AND DEBRIS FROM THE SITE AND SHALL KEEP THE PREMISES IN A NEAT AND CLEAN CONDITION AT ALL TIMES.

7. PROTECTION OF LANDSCAPE: DURING THE MAINTENANCE PERIOD, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION OF ALL PLANTING AREAS. ANY DAMAGED AREAS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

8. FINAL ACCEPTANCE: WILL BE GIVEN AT THE END OF THE MAINTENANCE PERIOD FOR ALL PLANTED AREAS ONCE HYDROSEED GERMINATION HAS OCCURRED AND ESTABLISHMENT HAS BEEN OBTAINED.

VII. SPECIAL PLANTING NOTES:

A. ALL LANDSCAPE AREAS SHALL DRAIN TO THE AREA DRAIN AT MIN. 2% PER CIVIL ENGINEERS REVISED GRADING PLAN. FINAL TREE AND SHRUB PLACEMENT TO BE APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO PLANTING.

B. THE CONTRACTOR SHALL OBSERVE THE FOLLOWING PLANTING REQUIREMENTS FOR ALL TREES:

1. TREES SHALL BE A MINIMUM OF 5' -0" FROM ALL HARDSCAPE, CENTERED IN A 1 0' -0" WIDE PLANTING AREA WITHOUT A ROOT BARRIER.
2. ALL TREES IN PLANTING AREAS 5' -0" WIDE TO 10' -0" WIDE SHALL HAVE ROOT BARRIERS.
3. ALL TREES THAT ARE WITHIN 5' -0" OF HARDSCAPE ELEMENTS SHALL HAVE A ROOT BARRIER. TREES SHALL NOT BE PLANTED IN AREAS LESS THAN THE MINIMUM PLANTING AREA SPECIFIED IN THE LEGEND
4. THE CONTRACTOR SHALL VERIFY ALL MINIMUM TREE SPACING REQUIREMENTS PRIOR TO PLANTING. TREES NOT MEETING THE REQUIREMENTS SHALL NOT BE PLANTED AND SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER/ LANDSCAPE ARCHITECT.

C. ALL NON-FIRE RESISTIVE TREES, INCLUDING CONIFERS, PEPPER TREES, EUCALYPTUS, AND ACACIA SPECIES, SHALL BE PLANTED AND MAINTAINED SO THAT THE TREE'S DRIP LINE AT MATURITY IS A MINIMUM 30 FEET FROM ANY COMBUSTIBLE STRUCTURE. ALL FIRE RESISTIVE TREE SPECIES SHALL BE PLANTED AND MAINTAINED AT A MINIMUM OF 10 FEET FROM THE TREE'S DRIP LINE TO ANY COMBUSTIBLE STRUCTURE.

D. FOR STREETSCAPE PLANTINGS, ALL NON-FIRE RESISTIVE TREES SHALL BE PLANTED SO THAT THE CENTER OF THE TREE TRUNK IS 20 FEET FROM EDGE OF CURB; FIRE RESISTIVE TREES CAN BE PLANTED 10 FEET FROM EDGE OF CURB TO CENTER OF TREE TRUNK. CARE SHOULD BE GIVEN TO THE TYPE OF TREE SELECTED THAT WILL NOT ENCROACH INTO THE ROADWAY, NOR PRODUCE A CLOSED CANOPY EFFECT.

E. LIMIT PLANTING OF LARGE UNBROKEN MASSES ESPECIALLY TREES AND LARGE SHRUBS. GROUPS SHOULD BE TWO TO THREE TREES MAXIMUM, WITH MATURE FOLIAGE OF ANY GROUP SEPARATED HORIZONTALLY BY AT LEAST 10 FEET, IF PLANTED ON LESS THAN 20 PERCENT SLOPE, AND 20 FEET, IF PLANTED ON GREATER THAN 20 PERCENT SLOPE.

F. IF SHRUBS ARE LOCATED UNDERNEATH A TREE'S DRIP LINE, THE LOWEST BRANCH SHOULD BE AT LEAST THREE TIMES AS HIGH AS THE UNDERSTORY SHRUBS OR 10 FEET, WHICHEVER IS GREATER.

G. EXISTING TREES CAN BE PRUNED 10 FEET AWAY FROM ROOF, EAVE, OR EXTERIOR SIDING, DEPENDING ON THE TREE'S PHYSICAL OR FLAMMABLE CHARACTERISTICS AND THE BUILDING CONSTRUCTION FEATURES.

H. ALL TREE BRANCHES AND PALM FRONDS SHALL BE REMOVED WITHIN 10 FEET OF A FIREPLACE CHIMNEY OR OUTDOOR BARBECUE.

I. ALL LANDSCAPING SHALL BE INSTALLED BEFORE FINAL INSPECTION.

J. JUTE PRODUCT: BELTON IND.-ANTI-WASH/GEO JUTE 'SMOLDER RESISTANT' (BROWN) AVAILABLE THROUGH: PACIFIC SOIL STABILIZATION CONTACT PERSON: BILL SALADIN PHONE NUMBER (805) 925-7737 AND STAKE FIVE FEET (5') O.C.

K. TURF EDGING: TURF EDGING SHALL BE SHOVEL CUT OR MOWCURB PER PLAN.

O. HORTICULTURAL SOILS REPORT: (PENDING)

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REGISTERED LANDSCAPE ARCHITECT DANA B. SEELIG 1846 Signature Date Expires 4-30-19 STATE OF CALIFORNIA

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PROJECT

RANCHO LA HABRA - PA 4
VESTING TENTATIVE
TRACT NO. 17845
CALATLANTIC GROUP

COMMUNITY PLANTING PLANS

DATE	DESCRIPTION

DATE	DESCRIPTION

DESIGN DEVELOPMENT PLANS

JOB NUMBER:	1730227
ISSUE DATE:	11-10-17
DRAWN BY:	TW, SC, CF, AH
CHECKED BY:	DS

TITLE

PLANTING NOTES

SHEET

L.4.001

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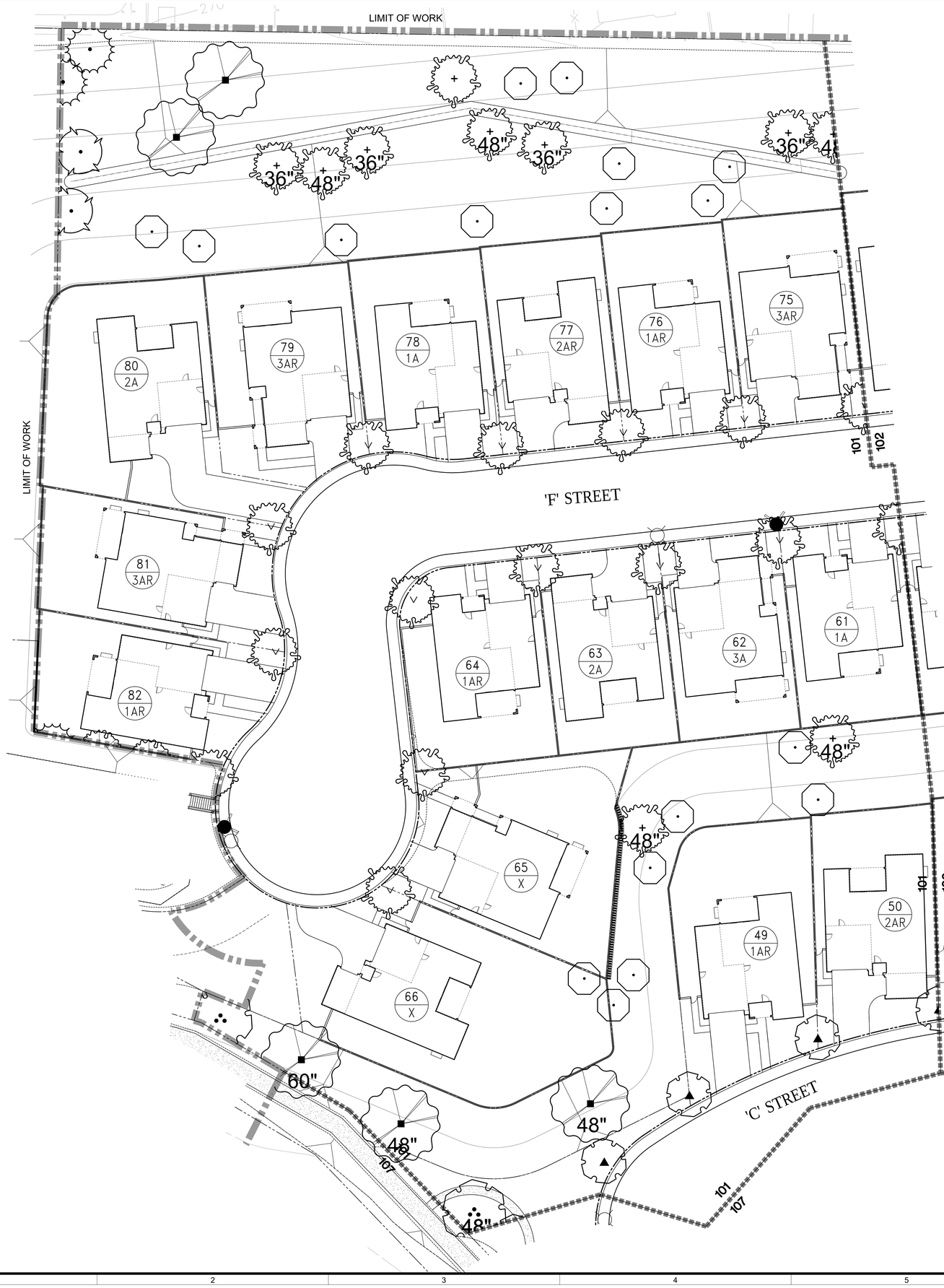

MASTER LANDSCAPE SCHEDULE

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[C] INDICATES LINEAR ROOT BARRIER PER DETAIL C, SHEET L.4.301

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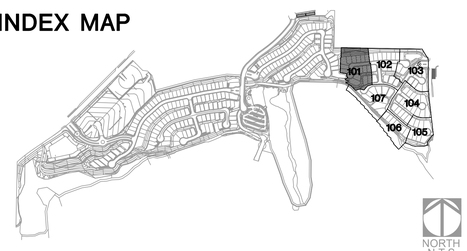
NORTH

0 20 40

SCALE: 1"=20'-0"

INDEX MAP



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RANCHO LA HABRA - PA 4
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PROJECT

COMMUNITY PLANTING PLANS

DATE	DESCRIPTION

DESIGN DEVELOPMENT PLANS

JOB NUMBER:	1730227
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CHECKED BY:	DS

TITLE

OVERALL
TREE PLAN

SHEET

L.4.101

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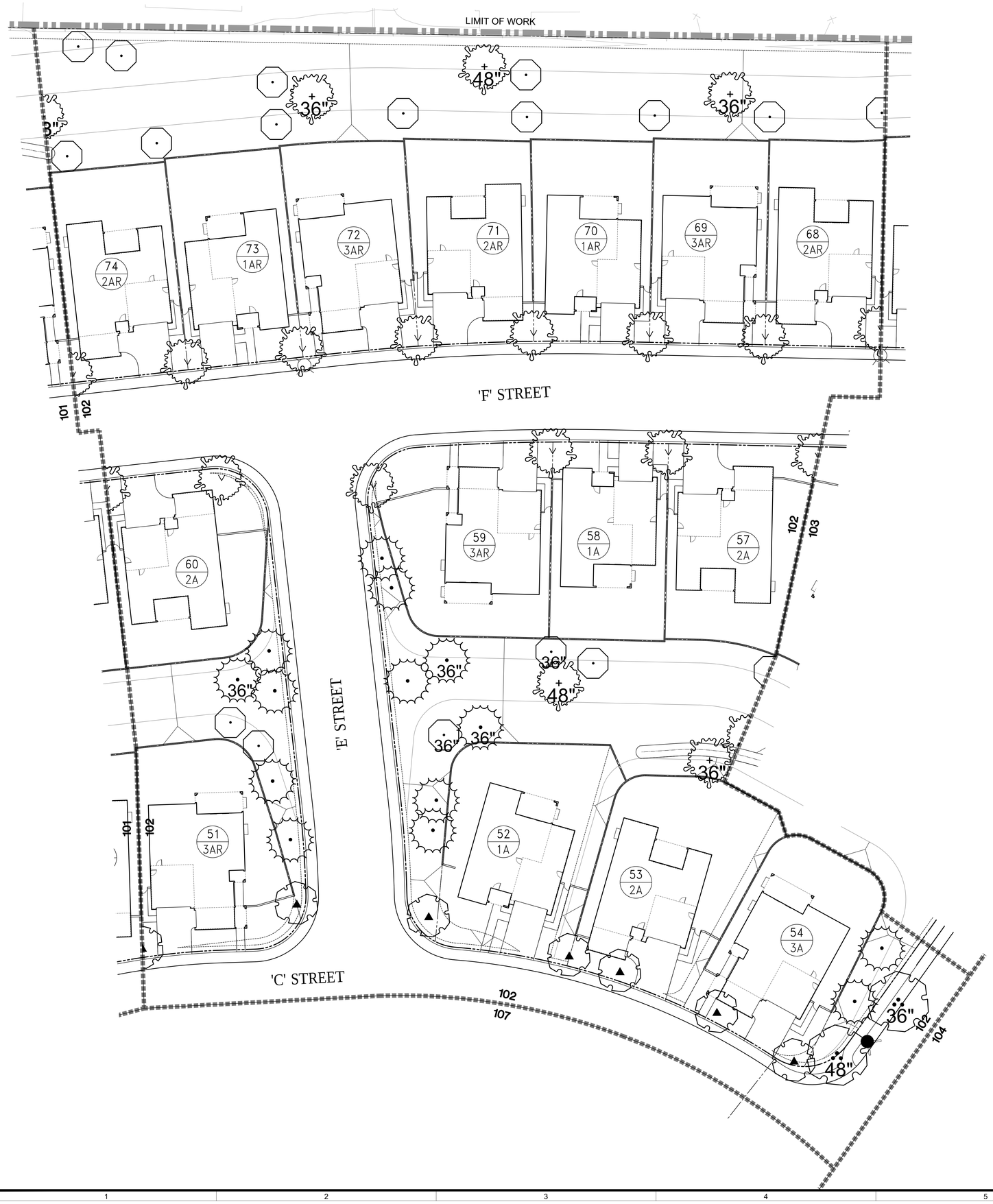

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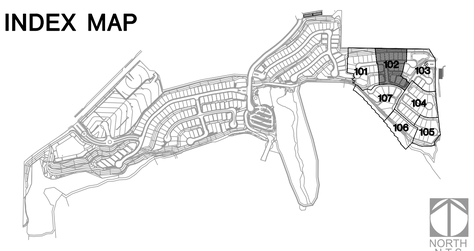

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RANCHO LA HABRA - PA 4
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COMMUNITY PLANTING PLANS

PROJECT

DESCRIPTION	DATE

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CHECKED BY:	DS

TITLE

OVERALL
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SHEET

L.4.102

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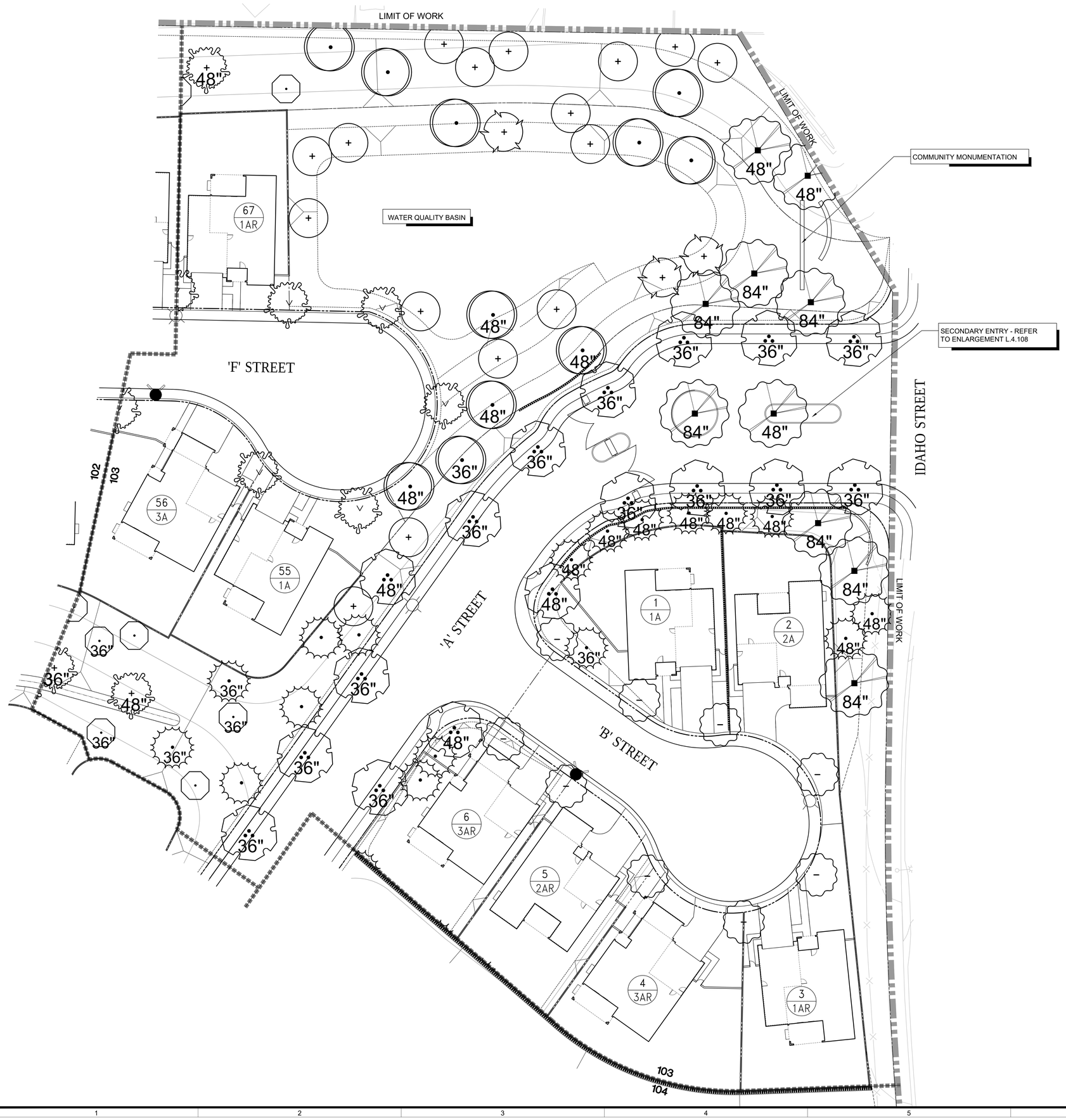

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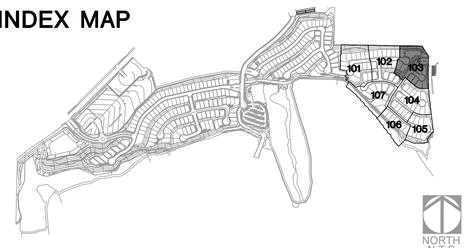

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TITLE
OVERALL
TREE PLAN

SHEET
L.4.103

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	PLATANUS MEXICANA	MEXICAN SYCAMORE
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE
	QUERCUS AGRIFOLIA	COAST LIVE OAK
	QUERCUS ILEX	HOLLY OAK
	QUERCUS SUBER	CORK OAK
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK
	SAMBUCUS MEXICANA	MEXICAN ELDERBERRY
	SALIX EXIGUA	NARROWLEAF WILLOW
	SALIX GOODDINGII	GOODDINGS WILLOW
	SALIX LAEVIGATA	RED WILLOW
	SALIX LASIOLEPIS	ARROYO WILLOW
	SALIX LUCIDA	SHINING WILLOW
	UMBELLULARIA CALIFORNICA	CALIFORNIA BAY TREE

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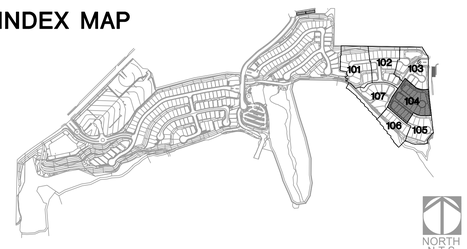
[G] INDICATES LINEAR ROOT BARRIER PER DETAIL C, SHEET L.4.301

ADD SUBDRAIN AT PALMS AND OLIVES PER DETAIL D, SHEET L.4.301

NORTH

0 20 40
SCALE: 1"=20'-0"

INDEX MAP



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DAVID R. SELLG — REGISTERED LANDSCAPE ARCHITECT — No. 5646 — Signature — Date 10-30-18 — Expires — STATE OF CALIFORNIA

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PROJECT

RANCHO LA HABRA - PA 4
VESTING TENTATIVE
TRACT NO. 17845
CALATLANTIC GROUP

COMMUNITY PLANTING PLANS

DESCRIPTION	DATE

DESIGN DEVELOPMENT PLANS

JOB NUMBER:	1730227
ISSUE DATE:	11-10-17
DRAWN BY:	TW, SC, CF, AH
CHECKED BY:	DS

TITLE

OVERALL
TREE PLAN

SHEET

L.4.104

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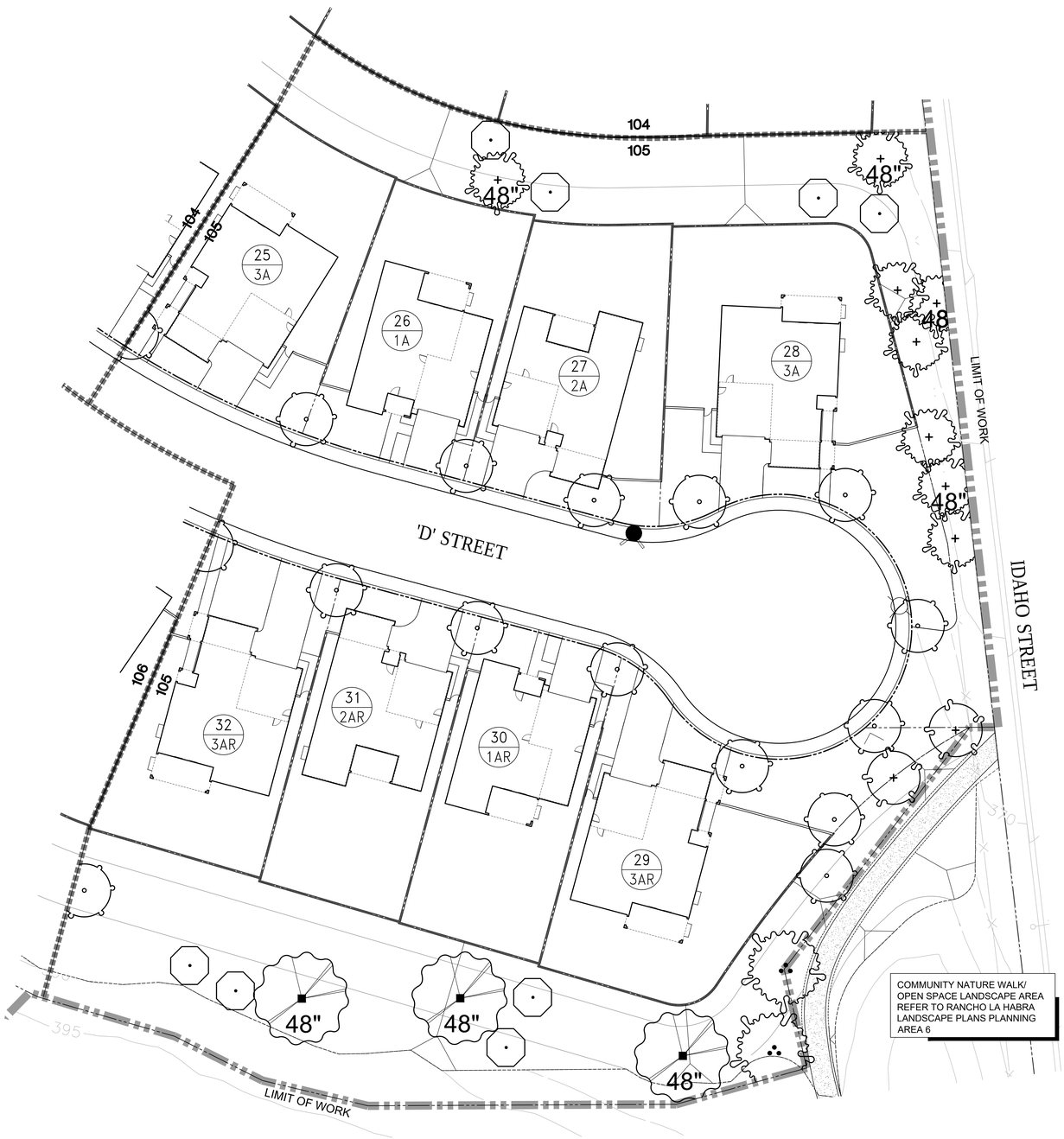

MASTER LANDSCAPE SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME
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	CHITALPA X TASHKENTENSIS	MORNING CLOUD CHITALPA
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	CUPANIOPSIS ANACARDIOIDES	CARROTWOOD
	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW
	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE
	LIGUSTRUM LUCIDUM	GLOSSY PRIVET
	LOPHOSTEMON CONFERTUS	BRISBANE BOX
	MELALEUCA LINARIFOLIA	FLAX LEAF PAPERBARK
	MELALEUCA QUINQUENERVIA	CAJEPUT TREE
	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL OLIVE TREE
	PHEONIX DACTYLIFERA 'MEDJOOL'	MEDJOOL DATE PALM
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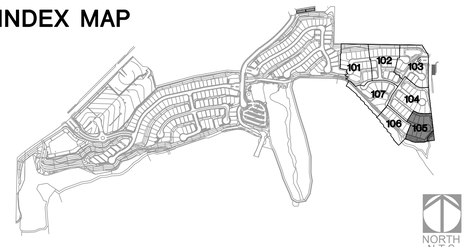
NORTH

0 20 40

SCALE: 1"=20'-0"

INDEX MAP



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PROJECT

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CHECKED BY:	DS

TITLE

OVERALL
TREE PLAN

SHEET

L.4.105

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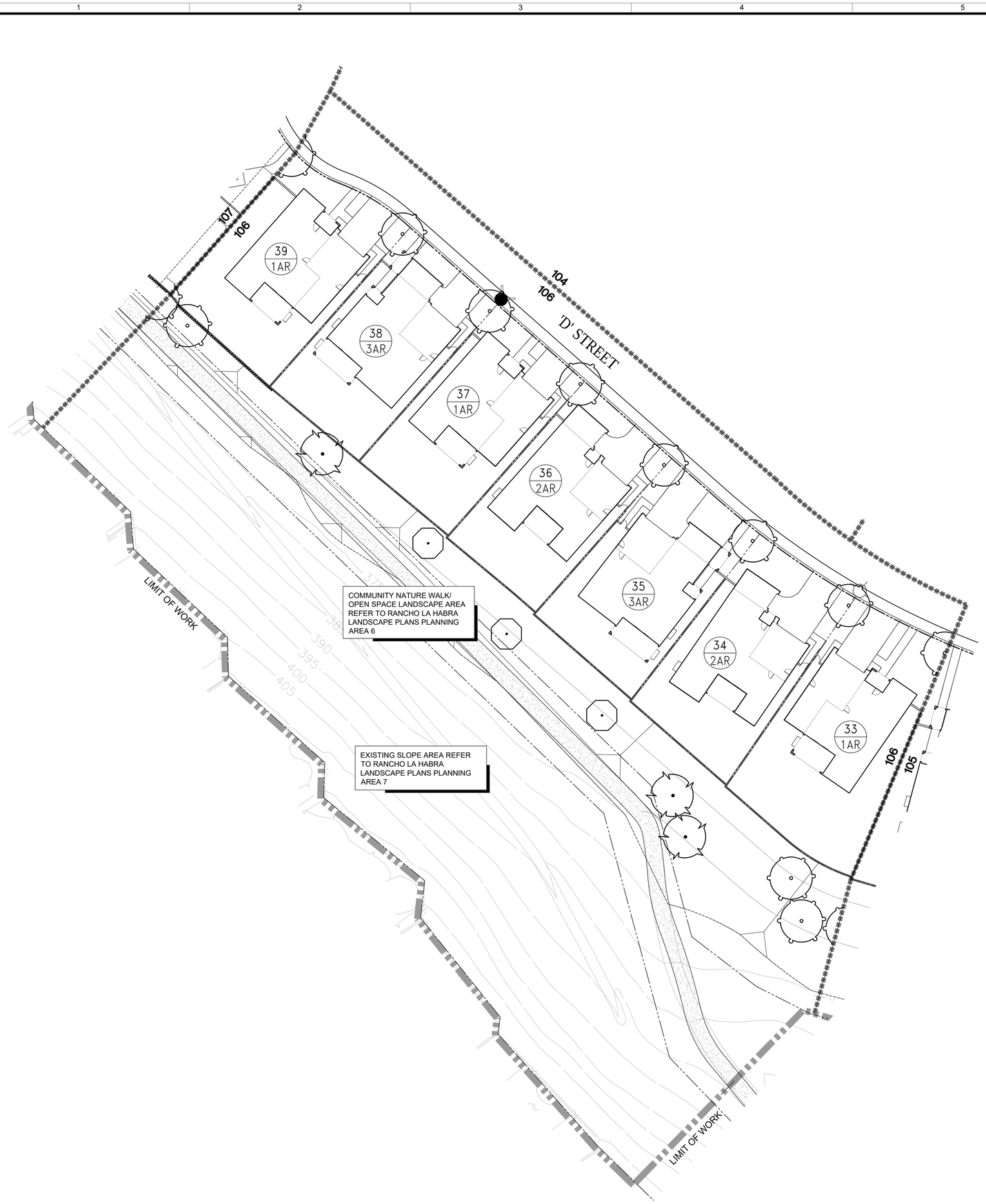

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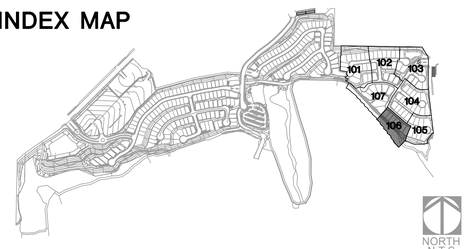
NORTH

0 20 40

SCALE: 1"=20'-0"

INDEX MAP



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RANCHO LA HABRA - PA 4
VESTING TENTATIVE
TRACT NO. 17845
CALATLANTIC GROUP

PROJECT

COMMUNITY PLANTING PLANS

DESCRIPTION	DATE
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DESIGN DEVELOPMENT PLANS

JOB NUMBER:	1730227
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DRAWN BY:	TW, SC, CF, AH
CHECKED BY:	DS

TITLE

OVERALL
TREE PLAN

SHEET

L.4.106

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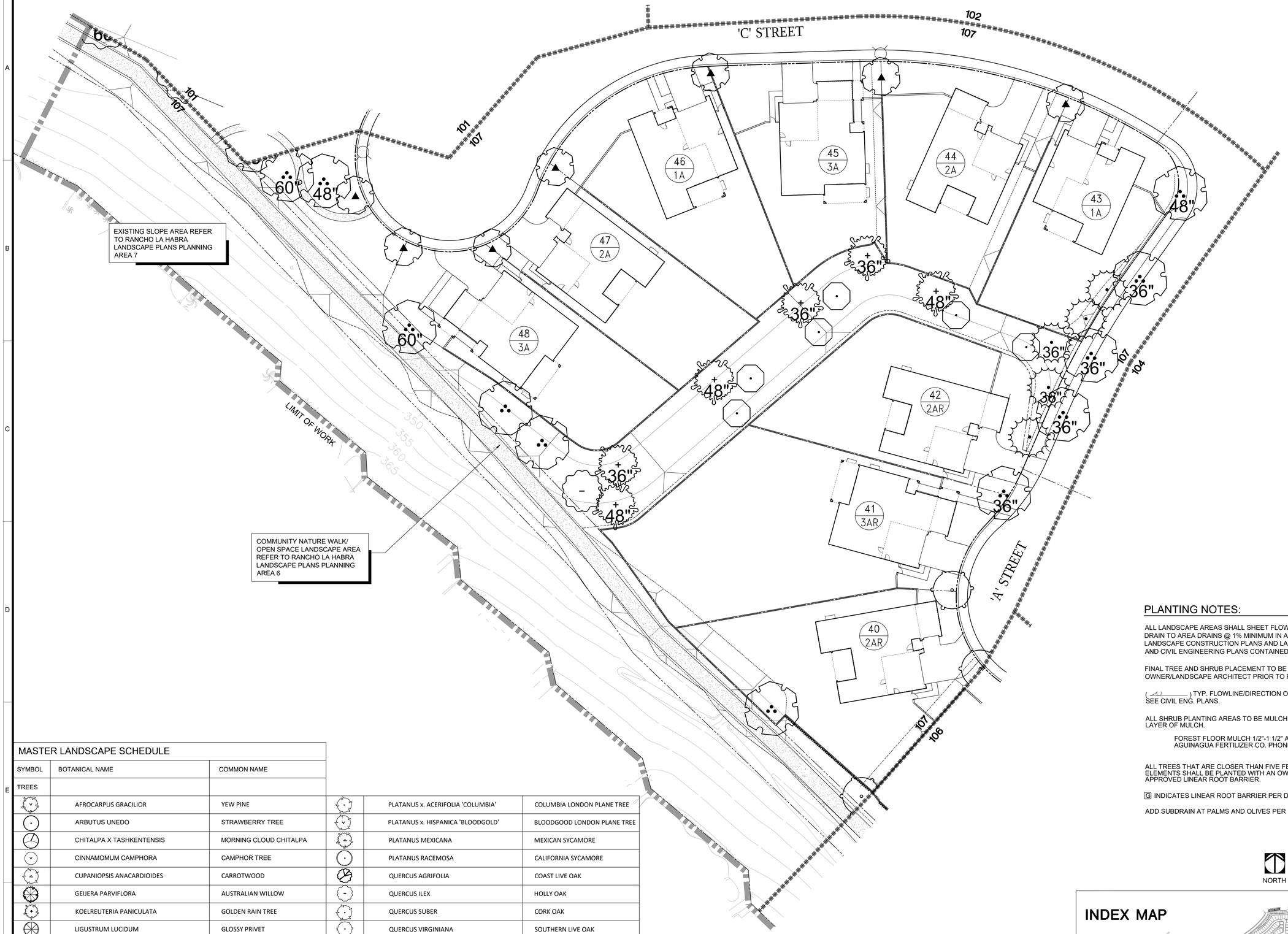

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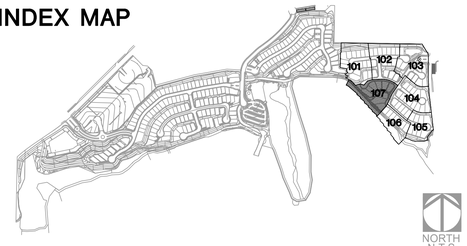
NORTH

0 20 40

SCALE: 1"=20'-0"

INDEX MAP



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PROJECT

RANCHO LA HABRA - PA 4
VESTING TENTATIVE
TRACT NO. 17845
CALATLANTIC GROUP

COMMUNITY PLANTING PLANS

DESCRIPTION	DATE

DESIGN DEVELOPMENT PLANS

JOB NUMBER:	1730227
ISSUE DATE:	11-10-17
DRAWN BY:	TW, SC, CF, AH
CHECKED BY:	DS

TITLE

OVERALL
TREE PLAN

SHEET

L.4.107

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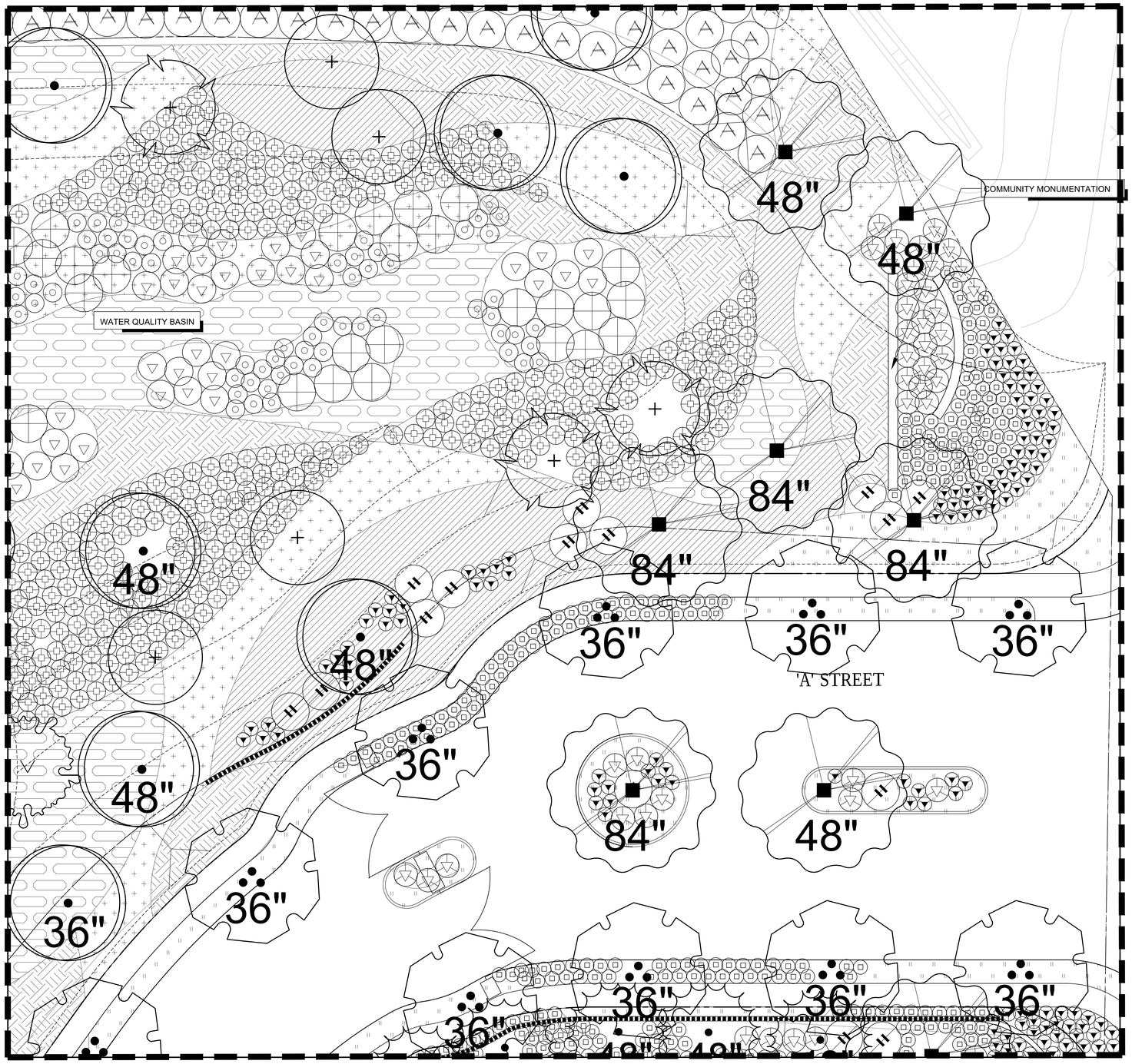
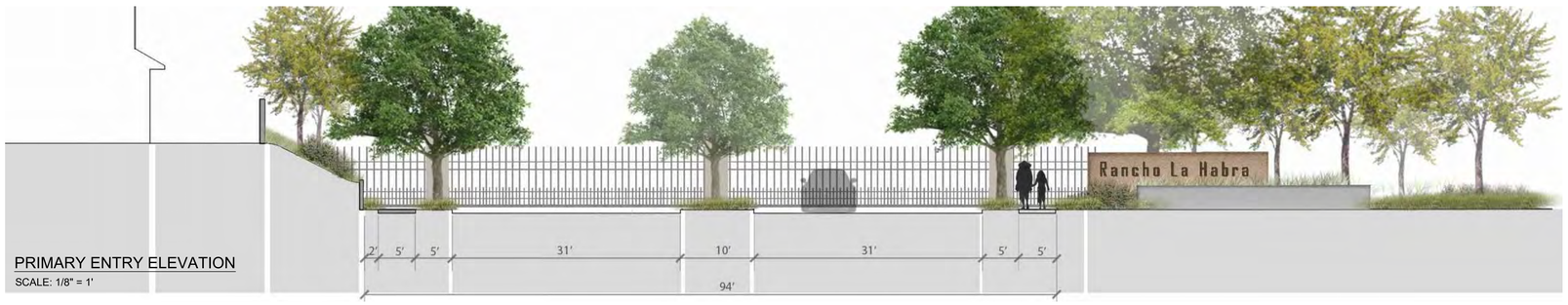


ENLARGEMENT BOUNDARY



PRIMARY ENTRY ELEVATION
SCALE: 1/8" = 1'

LANDSCAPE SCHEDULE - SECONDARY ENTRY

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.
TREES			REFER TO PLANTING LEGEND ON SHEET L.4.000 FOR TREE QUANTITIES
	PINUS BRUTIA VAR ELDERICA	CALABRIAN PINE	
	PLATANUS ACER 'YARWOOD'	PLATANUA ACER 'YARWOOD'	
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	
	QUERCUS AGRIFOLIA	COAST LIVE OAK	
	QUERCUS ILEX	QUERCUS ILEX	
	SALIX LAEVIGATA	RED WILLOW	
	SALIX LASIOLEPIS	ARROYO WILLOW	
SHRUBS AND GROUNDCOVERS			
	ACACIA REDOLENS 'DESERT CARPET'	PROSTRATE ACACIA	32
	AGAVE AMERICANA	CENTURY PLANT	15
	ALOE ARBORESCENS	TORCH ALOE	43
	BACCHARIS SALICIFOLIA	MULE FAT	0
	CAREX DIVULSA	BERKELEY SEDGE	--
	CISTANTHE GRANDIFLORA	ROCK PURSLANE	133
	FESTUCA MAIREI	ATLAS FESCUE	--
	FESTUCA RUBRA	RED FESCUE	--
	JUNCUS EFFUSUS	COMMON RUSH	26
	JUNCUS PATENS	CALIFORNIA GRAY RUSH	61
	JUNCUS TEXTILIS	BASKET RUSH	34
	LEYMUS CONDENSATUS 'CANYON PRINCE'	CANYON PRINCE GIANT WILD RYE	371
	LEYMUS TRITICOIDES	CREEPING WILD RYE	--
	MUHLENBERGIA CAPALLARIS	PINK MUHLYGRASS	266
	SENECIO SERPENS	BLUE CHALKSTICKS	--
	EXISTING SLOPE PLANTING TO REMAIN		--

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NORTH

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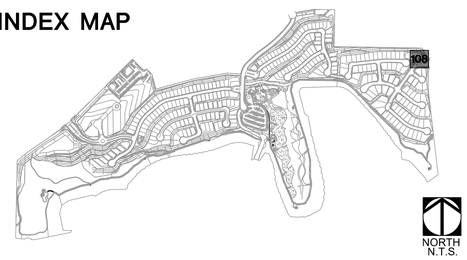

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N.T.S.

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REGISTERED LANDSCAPE ARCHITECT
JACK R. REILLY
No. 5646
Signature
Date 30-9-17
Expires
STATE OF CALIFORNIA

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SHEET
L.4.108

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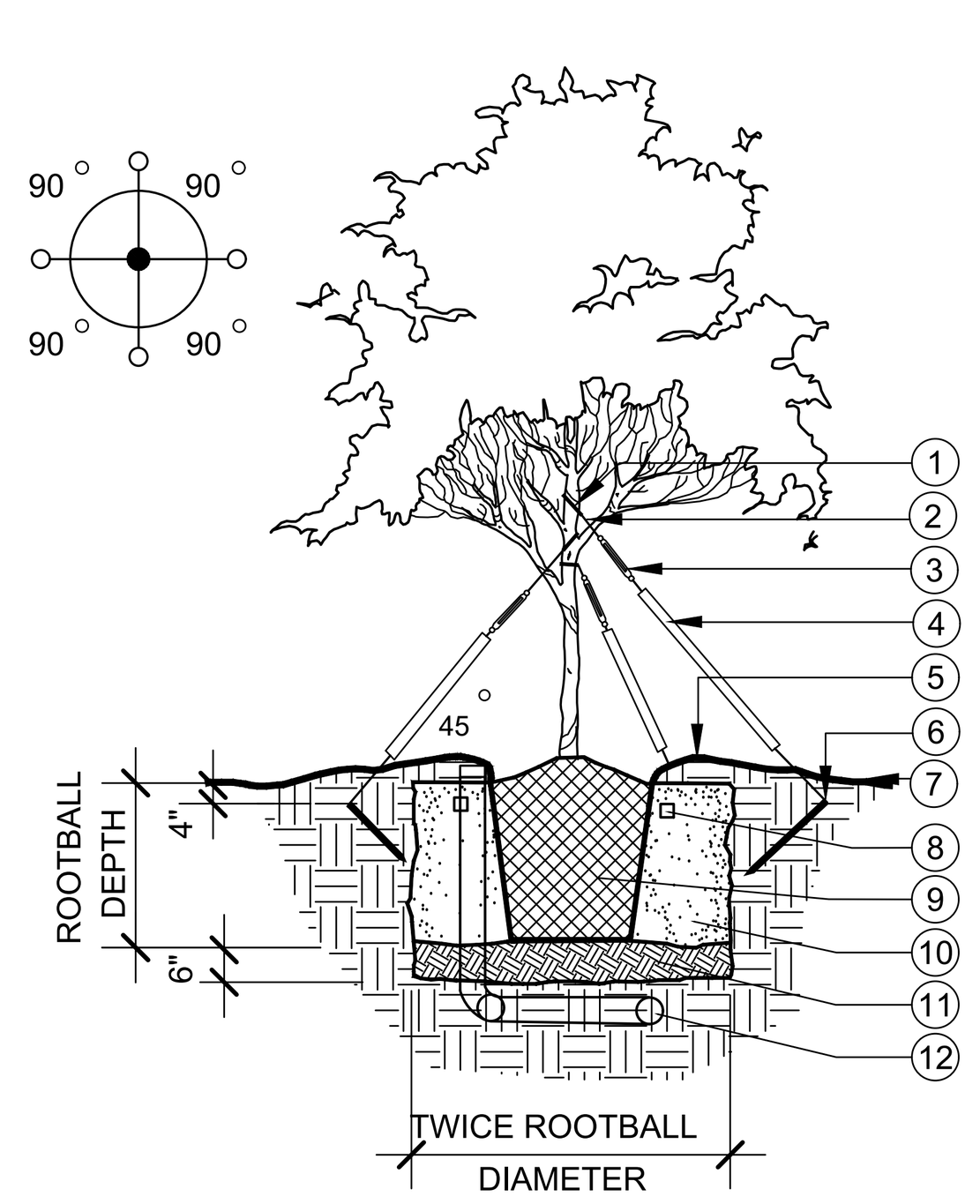
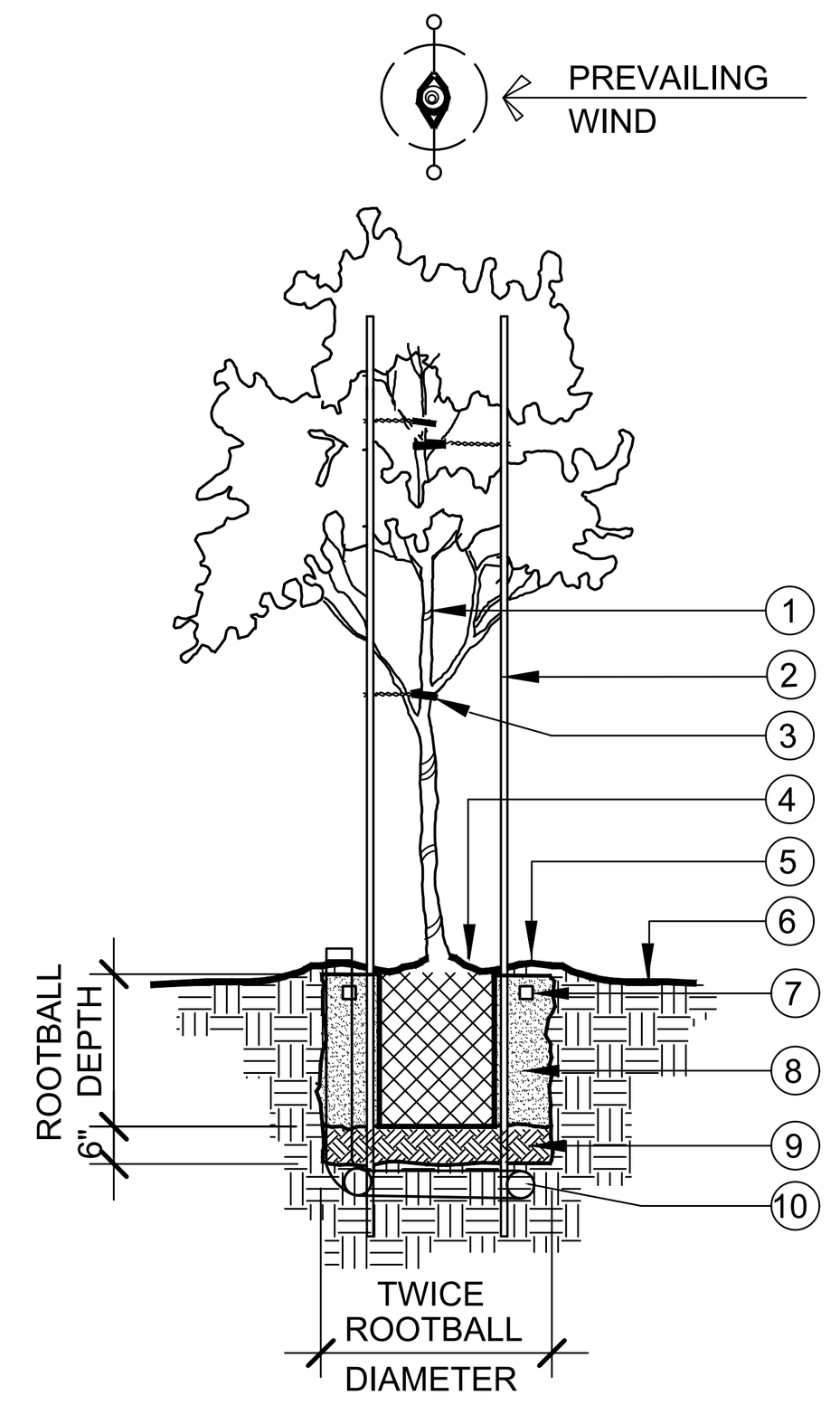


1. V.I.T. PROTECTIVE COLLAR
2. 1/4" DIA. GALV. CABLE LENGTH AS REQUIRED
3. 6-1/2" TURNBUCKLE
4. 1/2" DIA. X 40" SCH. 40 PVC; WHITE PIPE, WIRE IN PLACE
5. 4" HIGH WATER RETENSION BASIN. FORM FROM PLANT PIT EXCAVATION. MAY BE RAKED OUT PRIOR TO OTHER WORK AS DIRECTED BY LANDSCAPE ARCHITECT
6. 2" DIA. X 15 GA. GALV. IRON PIPE STAKES 2'-0" LENGTH, DRILL TWO 5/16" DIA. HOLES 3/4" FROM TOP TO SECURE WIRE
7. FINISH GRADE
8. FERTILIZER TABLETS PER PLANTING NOTES
9. TREE ROOTBALL: 5 & 15 GAL 1" ABOVE GRADE, 24" BOX & LARGER 3" ABOVE GRADE, TAPER ROOTBALL TO GRADE
10. PREPARED BACKFILL PER PLANTING NOTES
11. 6" ZONE OF OVER-EXCAVATED AND RE-COMPACTED NATIVE SOIL
12. SEE TREE ROOTBALL DRAINAGE AND AERATION DETAIL THIS SHEET

SECTION
SCALE: 1" = 1'-0"

48" BOX & LGR.

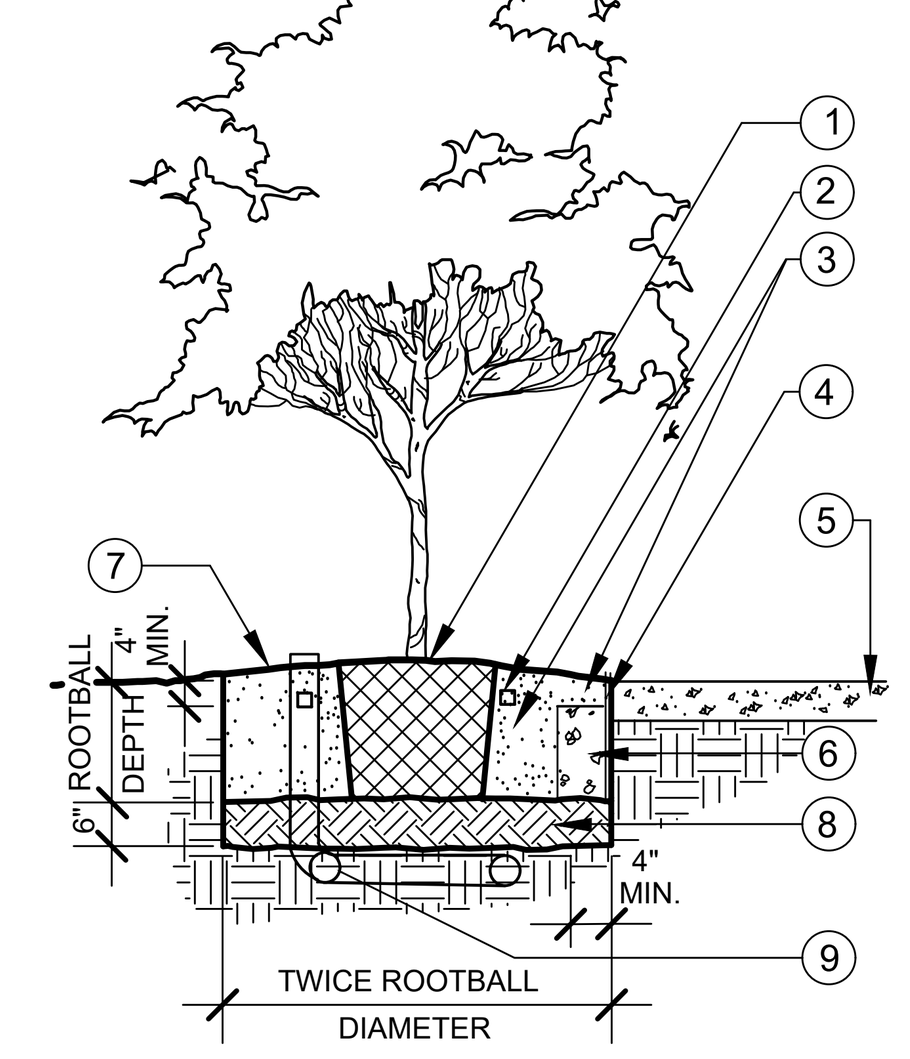
A STAND. & MULTI-TRUNK SPECIMEN TREE



1. TREE TRUNK
2. 2" DIA. x 12' LONG MIN. LODGE POLE PINE STAKES: ONE STAKE FOR 5 GAL.,TWO STAKES FOR 15 GAL. AND 24" BOX TREES. 3" DIAMETER x 12' LONG STAKES FOR 36" BOX AND LARGER.
3. NEW 1/2" DIA. GREEN REINFORCED GARDEN HOSE, 18" LONG LOOPED AT EACH BRANCH WITH SINGLE STRAND OF #12 GALVANIZED WIRE. FASTEN TO STAKE BY DRILLING THROUGH THE CENTER AND THREADING THE WIRE THROUGH. WRAP WIRE ONCE AROUND STAKE AND TWIST TO SECURE. PROVIDE 2 TIES FOR 5 GAL. & 3 TIES FOR 15 GAL. AND LARGER TREES.
4. TREE ROOTBALL: 5 & 15 GAL 1" ABOVE GRADE, 24" BOX & LARGER 3" ABOVE GRADE, TAPER ROOTBALL TO GRADE
5. 4" HIGH WATER RETENSION BASIN. FORM FROM PLANT PIT EXCAVATION. MAY BE RAKED OUT PRIOR TO OTHER WORK AS DIRECTED BY LANDSCAPE ARCHITECT
6. FINISH GRADE
7. FERTILIZER TABLETS PER PLANTING NOTES
8. PREPARED BACKFILL PER PLANTING NOTES
9. 6" ZONE OF OVER-EXCAVATED AND RE-COMPACTED NATIVE SOIL
10. SEE TREE ROOTBALL DRAINAGE AND AERATION DETAIL THIS SHEET

SECTION
SCALE: 1" = 1'-0"

B STANDARD TREE STAKING 15 GAL & LARGER

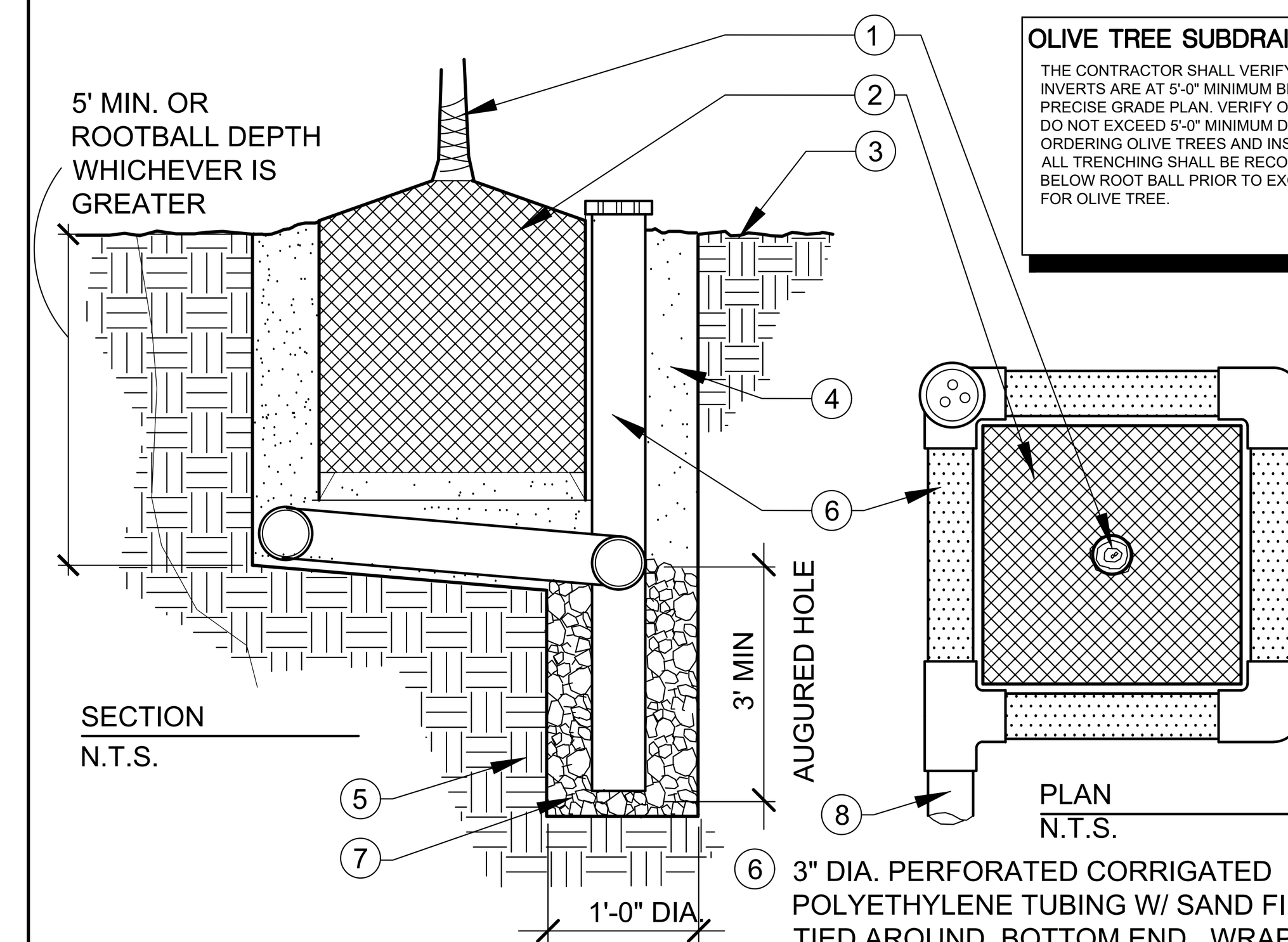


1. TREE ROOTBALL: 5 & 15 GAL. 1" ABOVE GRADE, 24" BOX & LARGER 3" ABOVE GRADE, TAPER ROOTBALL TO GRADE
2. FERTILIZER TABLETS PER PLANTING NOTES
3. PREPARED BACKFILL PER PLANTING NOTES
4. ROOT GUARD BARRIER MODEL# UB24-2 BARRIER SHALL CONFORM TO AGENCY STANDARD REFER TO NOTE 1 & 3 THIS DETAIL.
5. USE ROOT BARRIERS WHERE-EVER TREES ARE PLANTED WITHIN,5' OF ANY STRUCTURE, CONCRETE FLATWORK, CURB AND GUTTER, UTILITIES, ECT.
6. 3/4" CRUSHED ROCK
7. FINISH GRADE
8. 6" ZONE OF OVER EXCAVATED AND RE-COMPACTED NATIVE SOIL
9. SEE TREE ROOTBALL DRAINAGE AND AERATION DETAIL THIS SHEET

NOTE:
1. ROOT GUARD BARRIER AVAILABLE FROM; DEEP ROOT PARTNERS, L.P. 345 LORTON AVENUE, SUITE 103 BURLINGAME, CA 94010 (414) 344-1464
2. REFER TO APPROPRIATE TREE GUYING OR STAKING DETAIL.
3. ROOT BARRIER SHALL HAVE A MINIMUM DEPTH OF 24" WITH A MINIMUM THICKNESS OF 0.06" BARRIERS SHALL BE 16 FEET LONG CENTERED ON TREE TRUNK, IN ONE CONTINUOUS PIECE (PREFERRED) OR IN A COMBINATION OF PIECES, SECURELY FASTENED WITH ADHESIVE, IF APPROPRIATE, AT JOINT POINTS. BARRIERS SHALL BE INSTALLED IMEDIATELY ADJACENT TO SIDEWALK/HARDSCAPE ELEMENTS WITH A 1" MIN. 2" MAX OVERLAY W/ BOTTOM OF HARDSCAPE ELEMENT.

SECTION
SCALE: 1" = 1'-0"

C TREE PLANTING WITH ROOT BARRIER



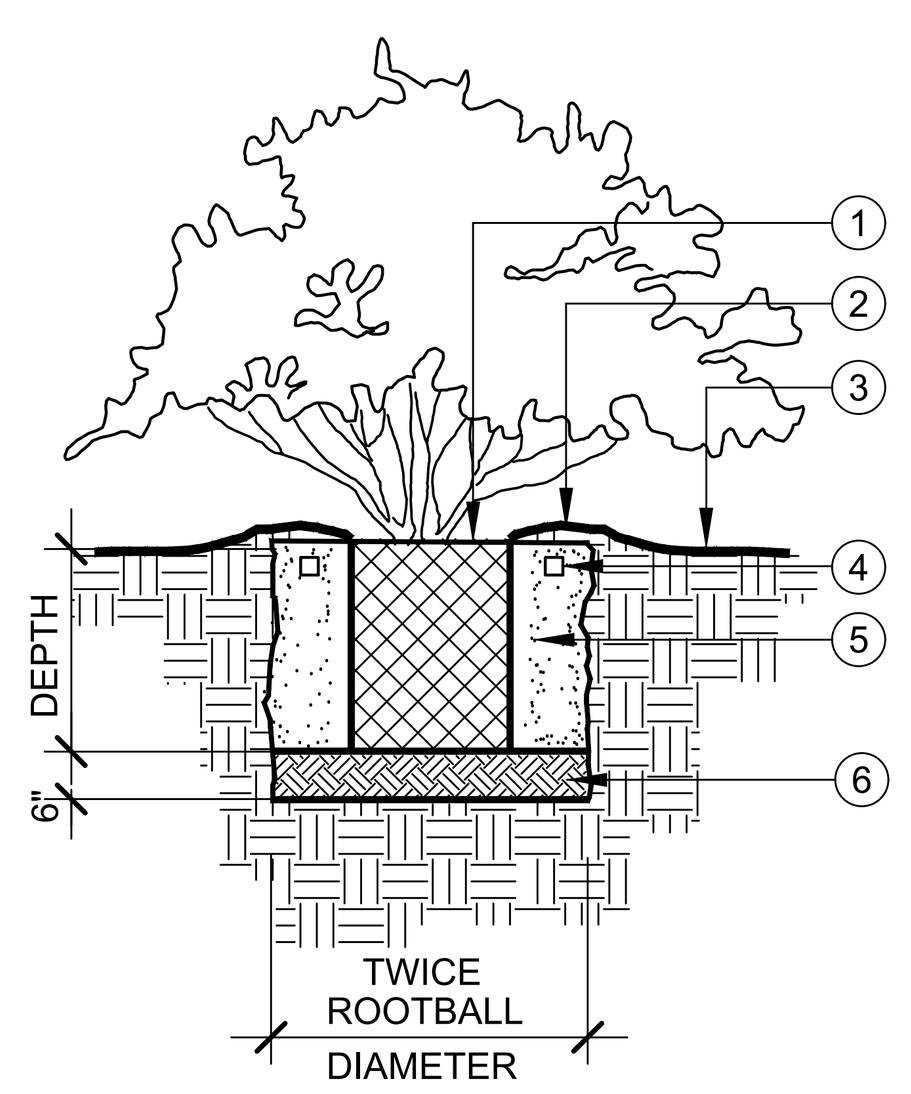
OLIVE TREE SUBDRAIN NOTE:
THE CONTRACTOR SHALL VERIFY THAT THE SUBDRAIN INVERTS ARE AT 5'-0" MINIMUM BELOW GRADE PER THE PRECISE GRADE PLAN. VERIFY OLIVE TREE ROOT BALLS DO NOT EXCEED 5'-0" MINIMUM DEPTH PRIOR TO ORDERING OLIVE TREES AND INSTALLING SUBDRAINS. ALL TRENCHING SHALL BE RECOMPACTED TO 90% BELOW ROOT BALL PRIOR TO EXCAVATING PLANT PIT FOR OLIVE TREE.

1. SEE SPECIMEN TREE PLANTING DETAILS FOR TYP. INSTALLATION & NOTES.
2. TREE ROOTBALL, CROWN SHALL BE 1" OR 3" ABOVE FIN. GRD. PER THE PLANTING DETAILS SHAVE TO GRADE AS REQUIRED.
3. FINISH GRADE.
4. 3" MIN. COVER CONT. BACKFILL PER SOILS REPORT.
5. UNDISTURBED SUB-GRD. OR PROPERLY RE-COMPACTED FILL.
6. 3" DIA. PERFORATED CORRIGATED POLYETHYLENE TUBING W/ SAND FILTER SOCK TIED AROUND BOTTOM END. WRAP TUBING AROUND ENTIRE BOTTOM OF ROOT BALL. EXTEND TUBING INTO AUGERED HOLE AND VERTICALLY ABOVE FIN. GRADE. CUT 2" ABOVE FIN. GRADE AND TERMINATE W/3" DIA PERFORATED PLASTIC SNAP END CAP.
7. 3/8" PEA GRAVEL BACKFILL AROUND PERFORATED PIPE.
8. 4" DIA. P.V.C. DRAINLINE TIE INTO ADJACENT DRAINLINE PER CONST. PLAN & CIVIL ENG. PLAN. (COORD. AS REQ'D)

24" BOX & LGR.

SECTION
SCALE: 1"=1'-0"

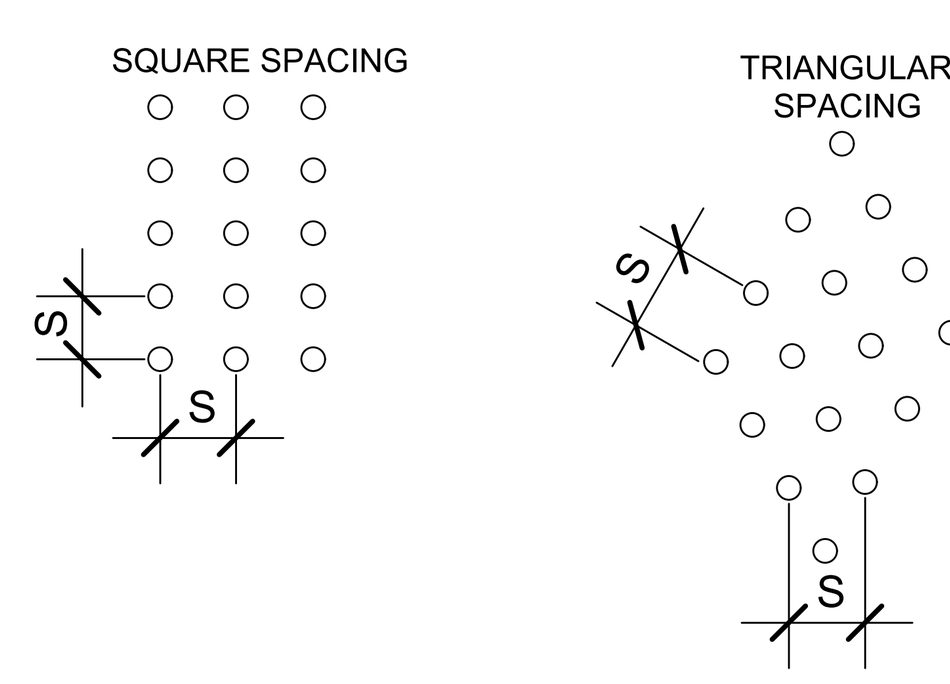
D TREE ROOTBALL DRAINAGE AND AERATION



1. ROOTBALL CROWN SHALL BE 1" ABOVE FINISH GRADE AVOID PLANTING SHRUBS DIRECTLY IN FRONT OF IRRIGATION SPRAY HEADS PROVIDE CLEARANCE WHEN POSSIBLE
2. 3" HIGH WATER RETENSION BASIN. FORM FROM PLANT PIT EXCAVATION. MAY BE RAKED OUT PRIOR TO OTHER WORK AS DIRECTED BY LANDSCAPE ARCHITECT
3. FINISH GRADE
4. FERTILIZER TABLETS PER PLANTING NOTES
5. PREPARED BACKFILL PER PLANTING NOTES
6. 6" ZONE OF OVER-EXCAVATED AND RE-COMPACTED NATIVE SOIL

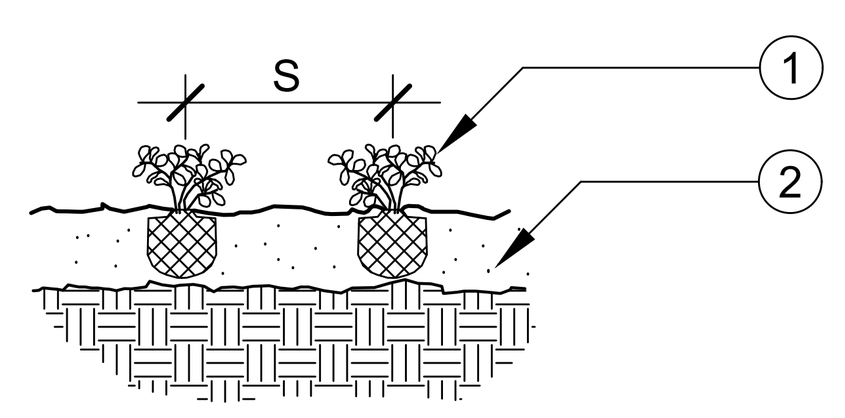
SECTION
SCALE: 1" = 1'-0"

E SHRUB AND VINE PLANTING



S	SQ. FT. PLANTS WILL COVER	
	64 PLANTS	100 PLANTS
4"	7 SQ. FT.	11 SQ. FT.
6"	16 SQ. FT.	25 SQ. FT.
8"	28 SQ. FT.	44 SQ. FT.
10"	45 SQ. FT.	70 SQ. FT.
12"	64 SQ. FT.	100 SQ. FT.
15"	100 SQ. FT.	156 SQ. FT.
18"	144 SQ. FT.	225 SQ. FT.
24"	256 SQ. FT.	400 SQ. FT.

'S' REFERS TO SPACING

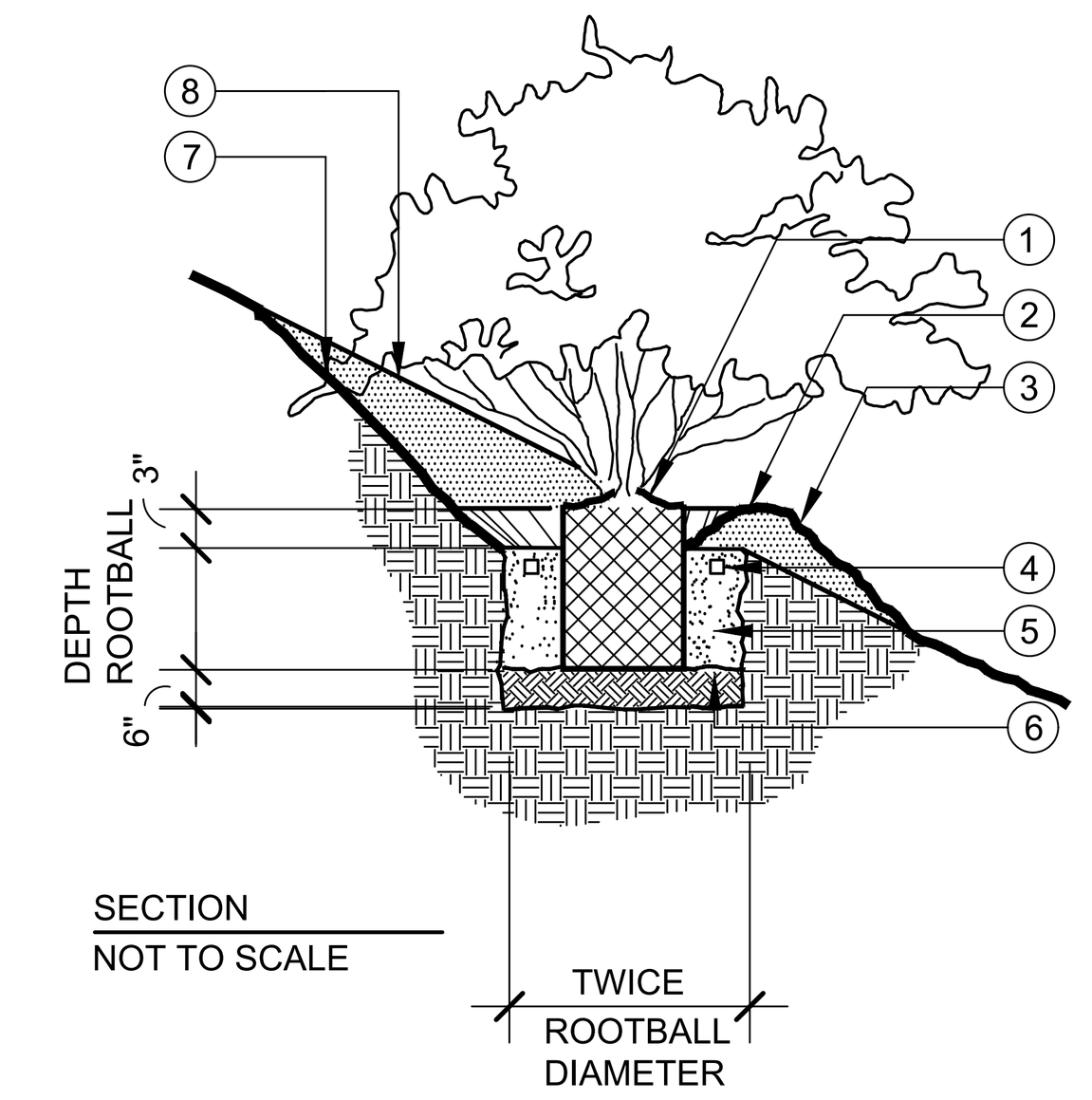


1. GROUND COVER TO BE PLANTED IN FLATS. CUTTINGS, LINERS OR 1 GAL. CONTAINERS PER PLANS
2. SOIL PREP - REFER TO PLANTING NOTES

REFER TO PLANTING NOTES FOR ADDITIONAL SPECIFICATIONS

SECTION
NOT TO SCALE

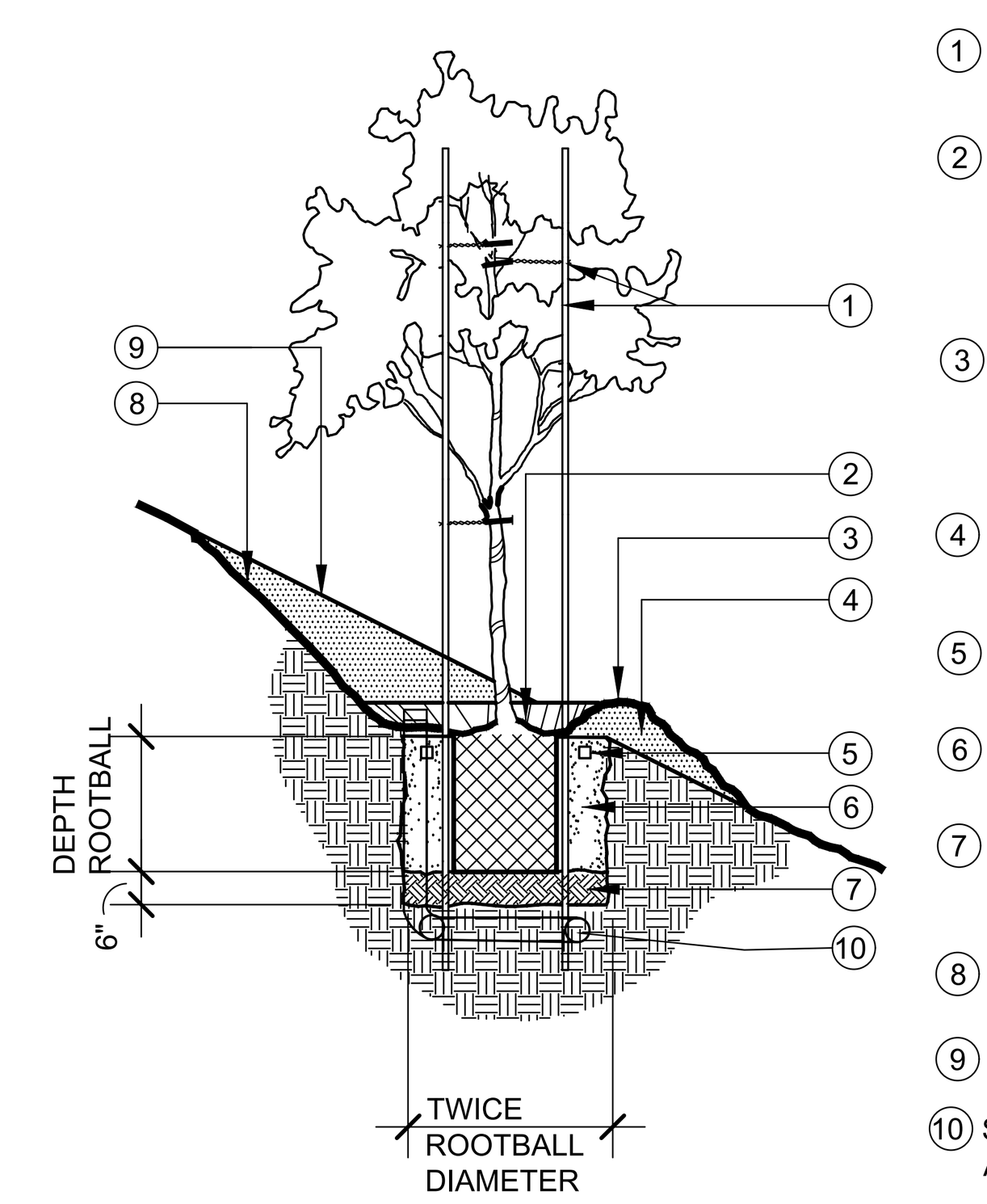
F GROUND COVER LOCATION AND SPACING



1. SHRUB ROOTBALL: CROWN SHALL BE 3" ABOVE FIN. SLOPE GRADE @ LOWER AND UPHILL SIDE
2. 3" HIGH WATER RETENTION BASIN, FORM WITH SOIL EXCAVATED FROM UPHILL SIDE OF SHRUB
3. 1:1 MAX. COMPACTED TAPER FILL AT FRONT PLANT PIT
4. FERTILIZER TABLETS PER PLANTING NOTES
5. PREPARED BACKFILL PER PLANTING NOTES
6. 6" ZONE OF OVER-EXCAVATED AND RE-COMPACTED NATIVE SOIL
7. 1:1 MAX. CUT SLOPE BEHIND PLANT PIT
8. EXISTING SLOPE

SECTION
SCALE: 1"=1'-0"

G SHRUB PLANTING ON SLOPE



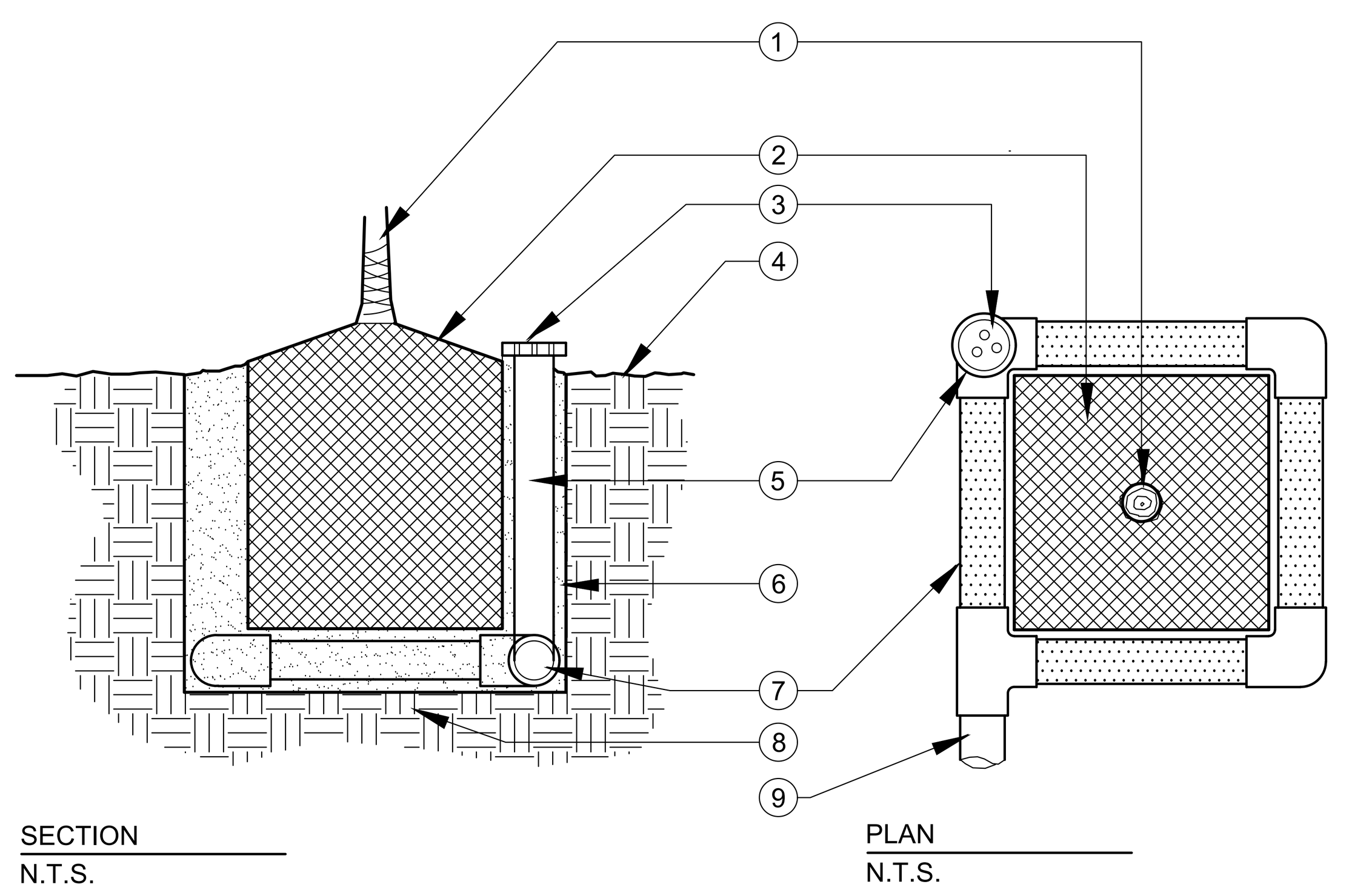
1. TREE STAKING PER DETAIL, THIS SHEET
2. TREE ROOTBALL: 5 & 15 GAL 1" ABOVE GRADE, 24" BOX & LARGER 3" ABOVE GRADE, TAPER ROOTBALL TO GRADE
3. 4" HIGH WATER RETENSION BASIN, FORM WITH SOIL EXCAVATED FROM UPHILL SIDE OF TREE
4. 1:1 MAX. COMPACTED TAPER FILL AT FRONT PLANT PIT
5. FERTILIZER TABLETS PER PLANTING NOTES
6. PREPARED BACKFILL PER PLANTING NOTES
7. 6" ZONE OF OVER-EXCAVATED AND RE-COMPACTED NATIVE SOIL
8. 1:1 MAX. CUT SLOPE BEHIND PLANT PIT
9. EXISTING SLOPE
10. SEE TREE ROOTBALL DRAINAGE AND AERATION DETAIL THIS SHEET

SECTION
SCALE: 1"=1'-0"

48" BOX & SM.

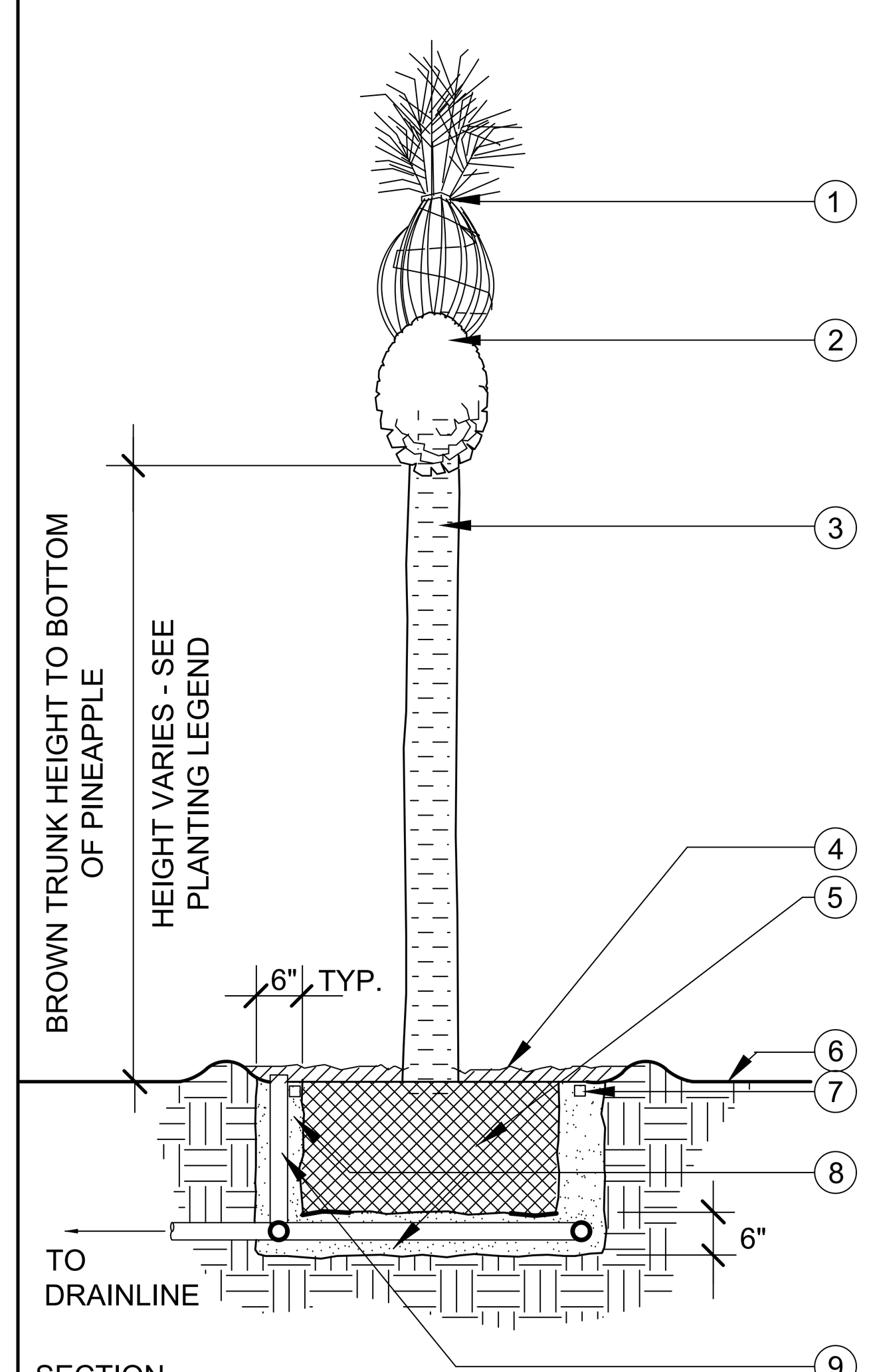
H STANDARD TREE STAKING ON SLOPES

OLIVE TREE SUBDRAIN NOTE:
THE CONTRACTOR SHALL VERIFY THAT THE SUB-DRAIN INVERTS ARE AT 5'-0" MINIMUM BELOW GRADE PER THE PRECISE GRADE PLAN. VERIFY OLIVE TREE ROOT BALLS DO NOT EXCEED 5'-0" MINIMUM DEPTH PRIOR TO ORDERING OLIVE TREES AND INSTALLING SUB-DRAINS. ALL TRENCHING SHALL BE RE-COMPACTED TO 90% BELOW ROOT BALL PRIOR TO EXCAVATING PLANT PIT FOR OLIVE TREE.



1. SEE SPECIMEN TREE PLANTING DETAILS FOR TYP. INSTALLATION & NOTES.
2. TREE ROOTBALL, CROWN SHALL BE 4" ABOVE FIN. GRD. SHAVE TO GRD. AS REQUIRED.
3. 3" DIA. ABS PERFERATED DRAIN PIPE WITH FILTER SOCK.
4. FINISH GRADE.
5. 3" DIA. ABS VERT DRAIN LINE WITH FILTER SAND 2" CLR. OF FIN. GRD.
6. 3" MIN. COVER CONT. BACKFILL PER SOILS REPORT.
7. 3" DIA. PERFORATED ABS DRAINLINE W/CONT. FILTER FABRIC WRAP.
8. UNDISTURBED SUB-GRD. OR PROPERLY RE-COMPACTED FILL.
9. 4" DIA. P.V.C. DRAINLINE TIE INTO ADJACENT DRAINLINE PER CONST. PLAN & CIVIL ENG. PLAN. (COORD. AS REQ'D)

I TREE ROOT BARRIER

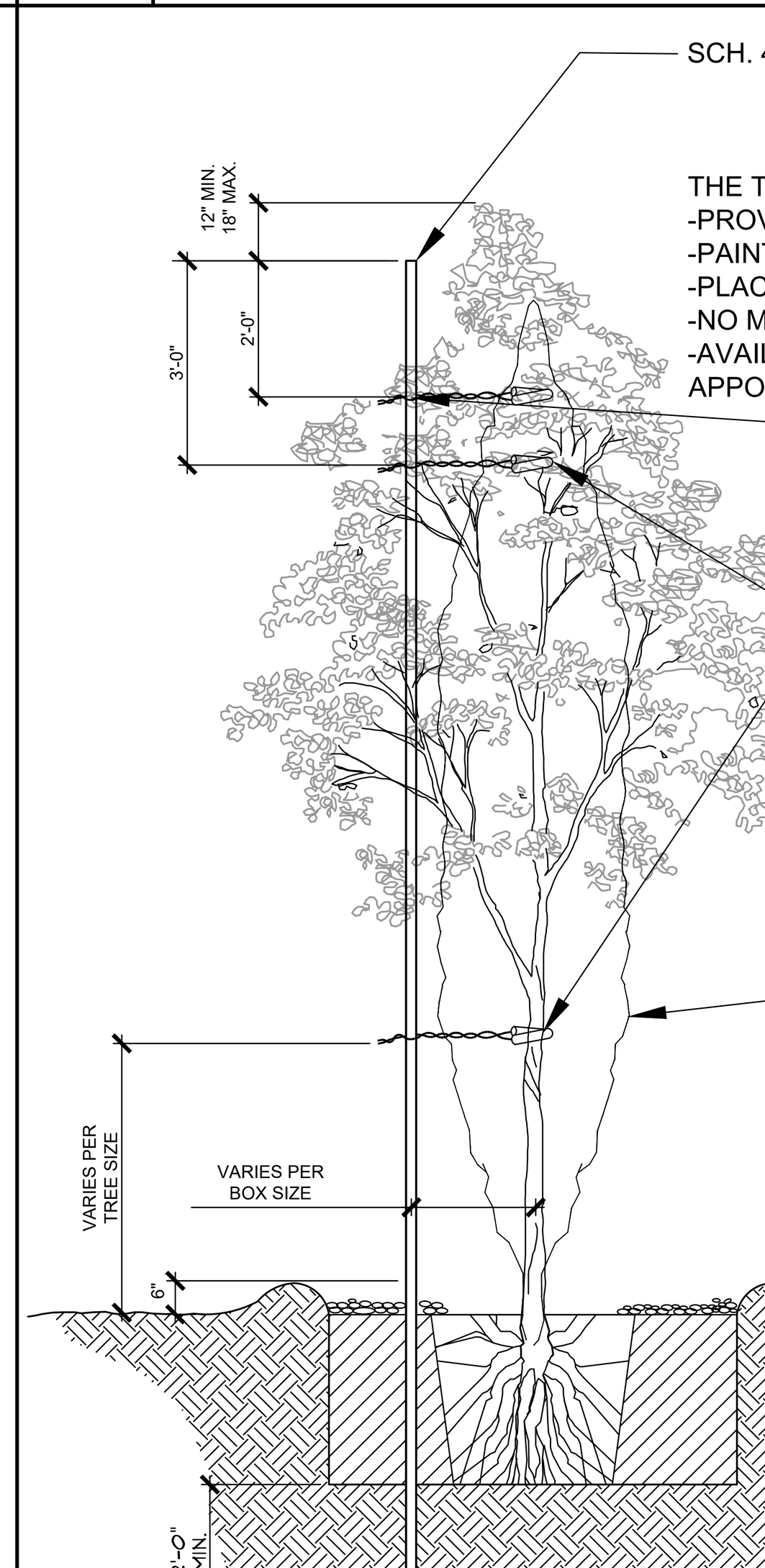


1. ORGANIC TWINE BY NURSERY
2. FROND NODE BASE/PINEAPPLE W/OBLONG CONFIGURATION.
3. PALM TRUNK TO BE STRAIGHT AND INSTALLED VERTICAL(PLUMB).
4. SAND BACKFILL @ FINISH GRADE
5. ROOTBALL
6. FINISHED GRADE
7. FERTILIZER TABLETS PER PLANTING NOTES.
8. PLANT PIT BACKFILL 100% WASHED PLASTER SAND.
9. ROOTBALL DRAINLINE AND AERATION RISER PER DRAINAGE AND AERATION DETAIL ON THIS SHEET

NOTE:
ALL BACKFILL TO BE WATER JETTED DURING PLANTING FOR MAXIMUM STABILITY.

SECTION
SCALE: 1"=1'-0"

J PALM PLANTING



SCH. 40 GALVANIZED STEEL STAKE, SIZE:
5-15 GALLON: 1-1/2" DIA. X 10.5' LONG
24"-36" BOX: 1-1/2" DIA. X 21' LONG WITH AN EXCEPTION FOR CYPRESS. THE POLE SHOULD BE 12" HIGHER THAN THE TOP OF THE CYPRESS TREE.
-PROVIDE PIPE THREADS AND COUPLING AT TOP OF STAKE, TYP.
-PAINT COLOR: 2 COATS MATTE BLACK
-PLACE POLE IN BACK AND OUT OF PUBLIC VIEW.
-NO METAL CAPS
-AVAILABLE THROUGH: SULLIVAN & MANN COMPANY (714) 665-2460; OR APPOVED EQUAL

(2) ¼" HOLES DRILLED THROUGH THE STAKE TO ACCEPT TREE TIE. FIRST HOLE IS 24" FROM TOP OF STAKE & THE SECOND HOLE IS 36" FROM TOP OF STAKE.

V.I.T. HOSE AND WIRE TREE SUPPORTS: HW 36, WIRE LENGTH 36" FOR 24"-36" BOX TREES. WIRE CAN BE TRIMMED IF NECESSARY.
-AVAILABLE THROUGH: SULLIVAN & MANN COMPANY (800) 640-4020 OR V.I.T. COMPANY INC. (800) 729-1314. OR APPROVED EQUAL.

ITALIAN CYPRESS

NOTE:
-THIS DETAIL IS FOR CUPRESSUS AND LOPHOSTEMON TREES 24" BOX AND LARGER
-FOR CUPRESSUS, (2) TREE TIES SHALL BE LOCATED NEAR TOP OF STAKE, FOR LOPHOSTEMON, (1) TREE TIE SHALL BE LOCATED NEAR TOP OF STAKE AND (1) TREE TIE SHALL BE LOCATED MIDWAY BETWEEN FINISH GRADE AND UPPER SUPPORT.

SECTION
SCALE: ⅜" = 1'-0"

K LOPHOSTEMON PLANTING

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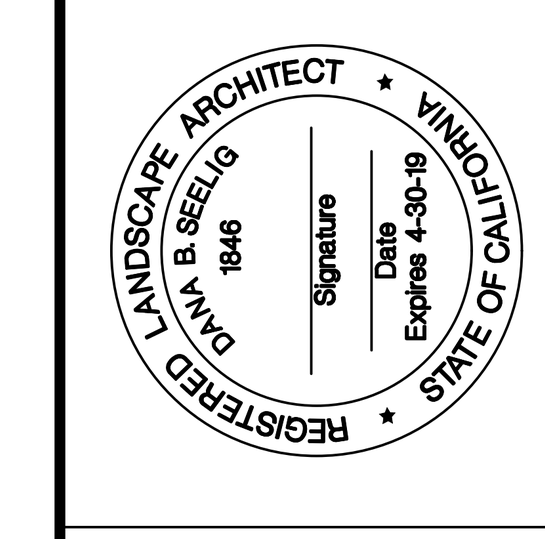

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PROJECT
RANCHO LA HABRA - PA 4
VESTING TENTATIVE
TRACT NO. 17845
CALATLANTIC GROUP
COMMUNITY PLANTING PLANS

DATE	DESCRIPTION

DATE	DESCRIPTION

DESIGN DEVELOPMENT PLANS

JOB NUMBER:	1730227
ISSUE DATE:	11-10-17
DRAWN BY:	TW, SC, CF, AH
CHECKED BY:	DS

TITLE
PLANTING DETAILS

SHEET
L.4.301

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CALATLANTIC GROUP
RANCHO LA HABRA
LA HABRA, CA
VESTING TENTATIVE TRACT NO. 17845
COMMUNITY PLANTING PLANS - PA 6

DIGALERT
DIAL TOLL FREE
1-800-227-2600
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SEVICE ALERT OF SOUTHERN CALIFORNIA

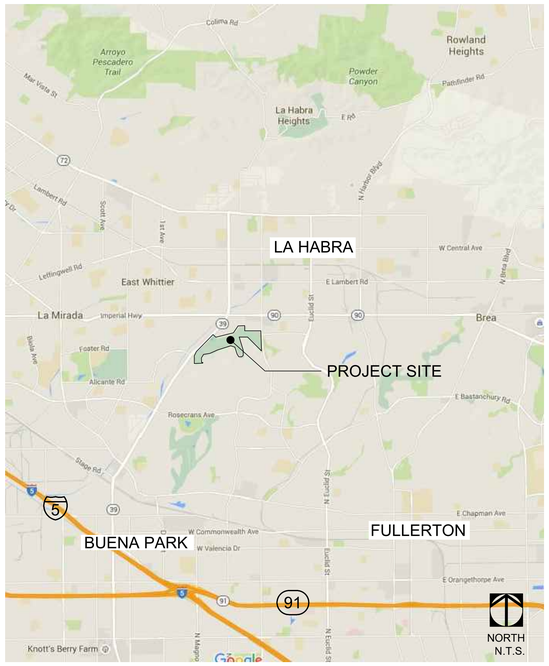
ABBREVIATIONS

PA	PLANTING AREA
TP	TOP OF PILASTER
TF	TOP OF FENCE
TW	TOP OF WALL
FS	FINISH SURFACE
FG	FINISH GRADE
BC	BACK OF CURB
FC	FACE OF CURB
HP	HIGH POINT
NIC	NOT IN CONTRACT
TYP	TYPICAL
	FLOW LINE 2% MIN.
	SHEET FLOW 2% MIN.

SUBMITTAL LOG

SUBMITTAL	DATE
DESIGN DEVELOPMENT	09-15-2016
DESIGN DEVELOPMENT	11-10-2017

VICINITY MAP



GENERAL NOTES:

GENERAL NOTES - STANDARD PLANS

1. THE LANDSCAPE DESIGN SHOWN WITHIN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE WITH THE ONGOING COLLABORATION OF CALATLANTIC GROUP, THE CITY OF LA HABRA, AND THE RANCHO LA HABRA DESIGN TEAM.

SHEET INDEX

SHEET	TITLE	REVISION	DATE	SHEET	TITLE	REVISION	DATE
L.0.000	TITLE SHEET			L.4.132	PLANTING ENLARGEMENTS - TOT LOT		
L.0.101	OVERALL KEY MAP			L.4.133	PLANTING ENLARGEMENTS - PUBLIC PARK OVERLOOK		
L.4.000	PLANTING SCHEDULE			L.4.134	PLANTING ENLARGEMENTS - RIPARIAN LANDSCAPE		
L.4.101	OVERALL TREE PLAN			L.4.135	PLANTING ENLARGEMENTS - PUBLIC COMMUNITY CENTER		
L.4.102	OVERALL TREE PLAN			L.4.136	PLANTING ENLARGEMENTS - EASTERN OVERLOOK		
L.4.103	OVERALL TREE PLAN			L.4.301	PLANTING DETAILS		
L.4.104	OVERALL TREE PLAN						
L.4.105	OVERALL TREE PLAN						
L.4.106	OVERALL TREE PLAN						
L.4.107	OVERALL TREE PLAN						
L.4.108	OVERALL TREE PLAN						
L.4.109	OVERALL TREE PLAN						
L.4.110	OVERALL TREE PLAN						
L.4.111	OVERALL TREE PLAN						
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L.4.120	OVERALL TREE PLAN						
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L.4.126	OVERALL TREE PLAN						
L.4.127	OVERALL TREE PLAN						
L.4.128	OVERALL TREE PLAN						
L.4.129	PLANTING ENLARGEMENTS - HABITAT OVERLOOK						
L.4.130	PLANTING ENLARGEMENTS - FIRE FUEL MOD						
L.4.131	PLANTING ENLARGEMENTS - TRAIL INTERSECTION						

NOTES:

NOTIFICATIONS

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949.789.1752
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PH. 949.201.1333
CONTACT: DON DIDOMIZIO
EMAIL: DON@CANDELAENGINEERING.COM

APPROVALS

PLAN CHECK #

CITY OF LA HABRA DEPARTMENT OF RECREATION AND PARKS

ACCEPTED (PRINT NAME) | SIGNATURE | DATE

CITY OF LA HABRA PLANNING DEPARTMENT

ACCEPTED (PRINT NAME) | SIGNATURE | DATE

CITY OF LA HABRA BUREAU OF STREET SERVICES - URBAN FORESTRY

ACCEPTED (PRINT NAME) | SIGNATURE | DATE

CITY OF LA HABRA BUREAU OF STREET SERVICES

ACCEPTED (PRINT NAME) | SIGNATURE | DATE

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REGISTERED LANDSCAPE ARCHITECT
JAY B. SEELIG
No. 5646
Signature
Date
Expires 4-30-19
STATE OF CALIFORNIA

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RANCHO LA HABRA - PA 6
VESTING TENTATIVE
TRACT NO. 17845
CALATLANTIC GROUP
COMMUNITY PLANTING PLANS
PROJECT

DESIGN DEVELOPMENT PLANS

DESCRIPTION	DATE
DESCRIPTION	DATE

JOB NUMBER:	1730227
ISSUE DATE:	11-10-17
DRAWN BY:	TW, SC, CF, AH
CHECKED BY:	DS

TITLE
TITLE SHEET

SHEET
L.0.000

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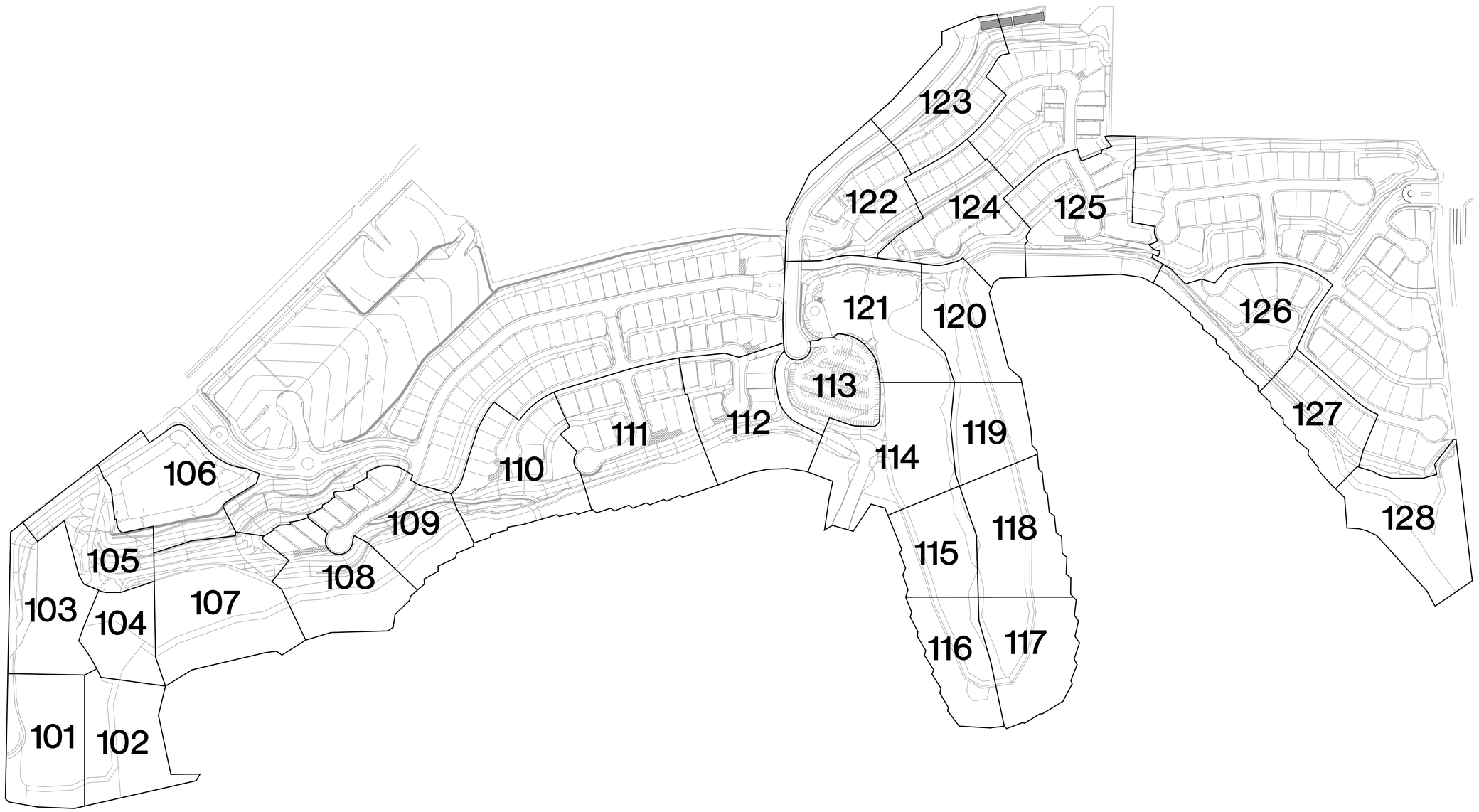

NORTH

0 160 320

SCALE: 1"=160'-0"

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REGISTERED LANDSCAPE ARCHITECT
DAVID B. SEELIG
1846
Signature
Date
Expires 4-30-19
STATE OF CALIFORNIA

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PROJECT

RANCHO LA HABRA - PA 6
VESTING TENTATIVE
TRACT NO. 17845
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COMMUNITY PLANTING PLANS

DATE	DESCRIPTION	DATE	DESCRIPTION

DESIGN DEVELOPMENT PLANS

JOB NUMBER:	1730227
ISSUE DATE:	11-10-17
DRAWN BY:	TW, SC, CF, AH
CHECKED BY:	DS

TITLE

OVERALL KEY MAP

SHEET

L.0.101

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MASTER LANDSCAPE SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	O.C. SPACING	QUANTITY	REMARKS
TREES						
	AFROCARPUS GRACILIOR	YEW PINE	24" BOX OR PER PLAN		0	
	ARBUTUS UNEDO	STRAWBERRY TREE	24" BOX OR PER PLAN		0	
	CHITALPA X TASHKENTENSIS	MORNING CLOUD CHITALPA	24" BOX OR PER PLAN		0	
	CINNAMOMUM CAMPHORA	CAMPHOR TREE	24" BOX OR PER PLAN		0	
	CUPANIOPSIS ANACARDIOIDES	CARROTWOOD	24" BOX OR PER PLAN		0	
	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	24" BOX OR PER PLAN		21	
	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	24" BOX OR PER PLAN		0	
	LIGUSTRUM LUCIDUM	GLOSSY PRIVET	24" BOX OR PER PLAN		1	
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX OR PER PLAN		0	
	MELALEUCA LINARIFOLIA	FLAX LEAF PAPERBARK	24" BOX OR PER PLAN		0	
	MELALEUCA QUINQUENERVIA	CAJEPUT TREE	24" BOX OR PER PLAN		0	
	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL OLIVE TREE	18' X 18' FIELD DUG		8	
	PHEONIX DACTYLIFERA 'MEDJOOL'	MEDJOOL DATE PALM	24" BOX OR PER PLAN		0	
	PINUS BRUTIA VAR. ELDARICA	AFGHAN PINE	24" BOX OR PER PLAN		14	
	PLATANUS x. ACERIFOLIA 'YARWOOD'	YARWOOD LONDON PLANE TREE	24" BOX OR PER PLAN		123	
	PLATANUS x. ACERIFOLIA 'COLUMBIA'	COLUMBIA LONDON PLANE TREE	24" BOX OR PER PLAN		2	
	PLATANUS x. HISPANICA 'BLOODGOLD'	BLOODGOOD LONDON PLANE TREE	24" BOX OR PER PLAN		4	
	PLATANUS MEXICANA	MEXICAN SYCAMORE	24" BOX OR PER PLAN		64	
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	24" BOX OR PER PLAN		67	
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX OR PER PLAN		74	
	QUERCUS ILEX	HOLLY OAK	24" BOX OR PER PLAN		42	
	QUERCUS SUBER	CORK OAK	24" BOX OR PER PLAN		22	
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	24" BOX OR PER PLAN		0	
	SAMBUCUS MEXICANA	MEXICAN ELDERBERRY	24" BOX OR PER PLAN	20'-0" O.C. OR AS SHOWN ON PLAN	18	
	SALIX EXIGUA	NARROWLEAF WILLOW	24" BOX OR PER PLAN	20'-0" O.C. OR AS SHOWN ON PLAN	22	
	SALIX GOODDINGII	GOODDINGS WILLOW	24" BOX OR PER PLAN	20'-0" O.C. OR AS SHOWN ON PLAN	20	
	SALIX LAEVIGATA	RED WILLOW	24" BOX OR PER PLAN	20'-0" O.C. OR AS SHOWN ON PLAN	10	
	SALIX LASIOLEPIS	ARROYO WILLOW	24" BOX OR PER PLAN	20'-0" O.C. OR AS SHOWN ON PLAN	17	
	SALIX LUCIDA	SHINING WILLOW	24" BOX OR PER PLAN	20'-0" O.C. OR AS SHOWN ON PLAN	14	
	UMBELLULARIA CALIFORNICA	CALIFORNIA BAY TREE	24" BOX OR PER PLAN		35	
SHRUBS AND GROUNDCOVERS						
	ACACIA REDOLENS 'DESERT CARPET'	PROSTRATE ACACIA	1 GAL	8'-0" O.C.	PER ENLARGEMENT	
	ACMISPON GLABER	DEERWEED	1 GAL	2'-0" O.C.	PER ENLARGEMENT	
	AGAVE AMERICANA	CENTURY PLANT	15 GAL	8'-0" O.C. OR AS SHOWN ON PLAN	PER ENLARGEMENT	
	ALOE ARBORESCENS	TORCH ALOE	5 GAL	5'-0" O.C. OR AS SHOWN ON PLAN	PER ENLARGEMENT	
	ALOE BARBADENSIS	ALOE VERA	5 GAL	2'-0" O.C.	PER ENLARGEMENT	
	ALOE CAMERONII	STARFISH ALOE	5 GAL	2'-0" O.C.	PER ENLARGEMENT	
	ARISTIDA PURPUREA	PURPLE THREE AWN	2" POTS	1'-6" O.C.	PER ENLARGEMENT	
	BACCHARIS CONSANGUINEA	COYOTE BRUSH	1 GAL	8'-0" O.C.	PER ENLARGEMENT	
	BACCHARIS PILULARIS 'PIGEON POINT'	DWARF COYOTE BRUSH	1 GAL	8'-0" O.C.	PER ENLARGEMENT	
	BACCHARIS SALICIFOLIA	MULE FAT	1 GAL	15'-0" O.C.	PER ENLARGEMENT	
	BACCHARIS 'STARN'	STARN COYOTE BRUSH	1 GAL	5'-0" O.C.	PER ENLARGEMENT	
	CAREX DIVULSA	BERKELEY SEDGE	1 GAL	2'-6" O.C.	PER ENLARGEMENT	
	CAREX PRAEGRACILIS	CALIFORNIA FIELD GRASS	1 GAL	2'-6" O.C.	PER ENLARGEMENT	
	CEANOTHUS 'FROSTY BLUE'	FROSTY BLUE CALIFORNIA LILAC	15 GAL	15'-0" O.C.	PER ENLARGEMENT	
	CEANOTHUS 'JOYCE COULTER'	JOYCE COULTER CEANOTHUS	5 GAL	6'-0" O.C.	PER ENLARGEMENT	
	CEANOTHUS THYRSIFLORUS VAR. GRISEUS 'YANKEE POINT'	YANKEE POINT CEANOTHUS	1 GAL	8'-0" O.C.	PER ENLARGEMENT	
	CISTANTHE GRANDIFLORA	ROCK PURSLANE	5 GAL	3'-0" O.C.	PER ENLARGEMENT	
	CRASSULA MULTICAVA	FAIRY CRASSULA	1 GAL	1'-6" O.C.	PER ENLARGEMENT	
	CRASSULA OVATA	JADE PLANT	5 GAL	3'-0" O.C.	PER ENLARGEMENT	
	CRASSULA OVATA 'GOLLOM'	GOLLOM JADE	5 GAL	2'-0" O.C.	PER ENLARGEMENT	
	CRASSULA OVATA 'HUMMEL'S SUNSET'	GOLDEN JADE	5 GAL	2'-6" O.C.	PER ENLARGEMENT	
	CRASSULA OVATA 'PINK BEAUTY'	PINK JADE PLANT	5 GAL	3'-0" O.C.	PER ENLARGEMENT	
	CRASSULA RIPPLE	RIPPLE JADE	5 GAL	1'-0" O.C. OR AS SHOWN ON POT PLAN	PER ENLARGEMENT	
	ELAEAGNUS PUNGENS	FRUITLAND SILVERBERRY	15 GAL	6'-0" O.C.	PER ENLARGEMENT	
	ENCELIA CALIFORNICA	COAST SUNFLOWER	1 GAL	3'-0" O.C.	PER ENLARGEMENT	
	ERIOGONUM FASCICULATUM	CALIFORNIA BUCKWHEAT	1 GAL	2'-0" O.C.	PER ENLARGEMENT	
	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	1 GAL	5'-0" O.C.	PER ENLARGEMENT	
	FESTUCA LONGIFOLIA	HARD FESCUE	2" ROSE POTS OR SEED MIX	1'-0" O.C.	PER ENLARGEMENT	
	FESTUCA MAIREI	ATLAS FESCUE	2" ROSE POTS	2'-6" O.C.	PER ENLARGEMENT	
	FESTUCA MICROSTACHYS	SMALL FESCUE	2" POTS	1'-0" O.C.	PER ENLARGEMENT	
	FESTUCA RUBRA	RED FESCUE	2" ROSE POTS OR SEED MIX	1'-0" O.C.	PER ENLARGEMENT	
	FESTUCA RUBRA 'MOLATE'	CREEPING RED FESCUE	2" ROSE POTS OR SEED MIX	1'-0" O.C.	PER ENLARGEMENT	
	FESTUCA 'SISKIYOU BLUE'	SISKIYOU BLUE FESCUE	2" ROSE POTS OR SEED MIX	1'-0" O.C.	PER ENLARGEMENT	
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	5'-0" O.C.	PER ENLARGEMENT	
	HETEROMELES ARBUTIFOLIA	TOYON	1 GAL	8'-0" O.C.	PER ENLARGEMENT	
	ISOCOMA MENZIESII	MENZIE'S GOLDENBRUSH	SEED ONLY	N/A	PER ENLARGEMENT	
	JUNCUS EFFUSUS	COMMON RUSH	1 GAL	8'-0" O.C.	PER ENLARGEMENT	
	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL	4'-0" O.C.	PER ENLARGEMENT	
	JUNCUS TEXTILIS	BASKET RUSH	1 GAL	6'-0" O.C.	PER ENLARGEMENT	
	LANTANA MONTEVIDENSIS	TRAILING LANTANA	5 GAL	5'-0" O.C.	PER ENLARGEMENT	
	LASTHENIA CALIFORNICA	CALIFORNIA GOLDFIELD	SEED ONLY	N/A	PER ENLARGEMENT	
	LEYMUS CONDENSATUS 'CANYON PRINCE'	CANYON PRINCE GIANT WILD RYE	1 GAL	4'-0" O.C.	PER ENLARGEMENT	
	LEYMUS TRITICOIDES	CREEPING WILD RYE	2" ROSE POTS	2'-0" O.C.	PER ENLARGEMENT	
	LUPINUS BICOLOR	MINIATURE LUPINE	1 GAL	2'-0" O.C.	PER ENLARGEMENT	
	MAHONIA AQUIFOLIUM	OREGON GRAPE	5 GAL	8'-0" O.C. OR AS SHOWN ON PLAN	PER ENLARGEMENT	
	MIMULUS AURANTIACUS	STICKY MONKEY FLOWER	1 GAL	3'-0" O.C.	PER ENLARGEMENT	
	MUHLENBERGIA CAPILLARIS	PINK MUHLYGRASS	1 GAL	3'-0" O.C.	PER ENLARGEMENT	
	MUHLENBERGIA LINDHEIMERI	LINDHEIMER'S MUHLY	1 GAL	5'-0" O.C.	PER ENLARGEMENT	
	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	5'-0" O.C.	PER ENLARGEMENT	
	PENNISETUM ORIENTALE 'TALL TAILS'	TALL TAIL FOUNTAIN GRASS	1 GAL	3'-0" O.C.	PER ENLARGEMENT	
	PENNISETUM SPATHIOLATUM	SLENDER VELDT GRASS	2" ROSE POTS	2'-0" O.C.	PER ENLARGEMENT	
	PORTULACARIA AFRA 'MINIMA'	DWARF ELEPHANT FOOD	5 GAL	3'-0" O.C.	PER ENLARGEMENT	
	RHAMUS CALIFORNICA 'EVE CASE'	COFFEEBERRY	1 GAL	6'-0" O.C.	PER ENLARGEMENT	
	RHUS INTEGRIFOLIA	LEMONADE BERRY	1 GAL	8'-0" O.C.	PER ENLARGEMENT	
	SALVIA 'ALLEN CHICKERING'	ALLEN CHICKERING SAGE	1 GAL	5'-0" O.C.	PER ENLARGEMENT	
	SALVIA 'BEE'S BLISS'	BEE'S BLISS SAGE	1 GAL	5'-0" O.C.	PER ENLARGEMENT	
	SALVIA CHAMAEDRYOIDES	GERMANDER SAGE	1 GAL	3'-0" O.C.	PER ENLARGEMENT	
	SALVIA CLEVELANDII	BLUE SAGE	1 GAL	5'-0" O.C.	PER ENLARGEMENT	
	SALVIA MELLIFERA	BLACK SAGE	1 GAL	5'-0" O.C.	PER ENLARGEMENT	
	SENECIO SERPENS	BLUE CHALKSTICKS	1 GAL	1'-0" O.C.	PER ENLARGEMENT	
	SISYRINCHIUM BELLUM	WESTERN BLUE-EYED GRASS	1 GAL	2'-0" O.C.	PER ENLARGEMENT	
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GAL	1'-6" O.C.	PER ENLARGEMENT	
	TURF	TURF	SODDED TURF	N/A	PER ENLARGEMENT	
	EXISTING SLOPE PLANTING TO REMAIN				PER ENLARGEMENT	
	EXISTING SLOPE FIRE FUEL MOD				PER ENLARGEMENT	
VINES					PER ENLARGEMENT	
	GREWIA OCCIDENTALIS	LAVENDER STAR FLOWER	15 GAL		PER ENLARGEMENT	
	HARDENBERGIA VIOLACEA 'HAPPY WANDERER'	PURPLE VINE LILAC	15 GAL		PER ENLARGEMENT	
	LONICERA HILDEBRANDIANA	GIANT BURMESE HONEYSUCKLE	15 GAL		PER ENLARGEMENT	
	MACFADYENA UNGUIS CATI	CATS CLAW VINE	15 GAL		PER ENLARGEMENT	
	DISTICTIS BUCCINATORIA	BLOOD RED TRUMPET VINE	15 GAL		PER ENLARGEMENT	

BrightView Design Group

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DAVID R. SELLS — REGISTERED LANDSCAPE ARCHITECT — No. 5946 — Signature — Date 10-30-18 — Expires — STATE OF CALIFORNIA

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PROJECT

RANCHO LA HABRA - PA 6
VESTING TENTATIVE
TRACT NO. 17845
CALATLANTIC GROUP

COMMUNITY PLANTING PLANS

DESCRIPTION	DATE
DESCRIPTION	DATE

DESIGN DEVELOPMENT PLANS

JOB NUMBER:	1730227
ISSUE DATE:	11-10-17
DRAWN BY:	TW, SC, CF, AH
CHECKED BY:	DS

TITLE

PLANTING SCHEDULE

SHEET

L.4.000

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I. CONTRACTOR'S LANDSCAPE WORK RESPONSIBILITIES:

A. SCOPE OF WORK: THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, TRANSPORTATION AND SERVICES NECESSARY TO FURNISH AND INSTALL ALL CONSTRUCTION ELEMENTS AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN.

B. CONFORMANCE: ALL PLANTING WORK SHALL CONFORM TO APPLICABLE LOCAL, COUNTY AND/OR STATE CODES, REGULATIONS AND RULES, INCLUDING BUT NOT LIMITED TO THE 2013 CALIFORNIA BUILDING CODE.

C. LICENSE: ALL WORK SHALL BE PERFORMED BY A C-27 CALIFORNIA LICENSED CONTRACTOR.

D. PE**RMITS AND INSPECTIONS**: THE CONTRACTOR SHALL OBTAIN, COORDINATE AND PAY FOR ANY AND ALL PERMITS, FEES AND AGENCY INSPECTIONS AS REQUIRED.

E. INSURANCE: THE CONTRACTOR SHALL CARRY ALL WORKMEN'S COMPENSATION, PUBLIC LIABILITY AND PROPERTY DAMAGE INSURANCE AS REQUIRED BY ALL APPLICABLE CODES, REGULATIONS AND BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

F. SITE VERIFICATION: PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL VERIFY, AT THE JOB SITE, ALL CONDITIONS AND DIMENSIONS SHOWN ON THE PLANS AFFECTING THE INTENDED DESIGN OF THE LANDSCAPE WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY.

G. LIABLE FOR ENCROACHMENT: THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ENCROACHMENT ONTO ADJACENT PROPERTY, RIGHT-OF-WAYS, EASEMENTS, SET-BACKS OR ANY OTHER LEGAL PROPERTY RESTRICTIONS EITHER MARKED OR UNMARKED.

H. COORDINATION OF ACTIVITIES: THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF HIS ACTIVITIES WITH ALL OTHER TRADES.

I. FIELD STAKING: PRIOR TO INSTALLATION, THE CONTRACTOR SHALL LOCATE BY STAKES, OR OTHER MEANS, ALL CONTAINER TREES, SHRUBS AND VINE LOCATIONS AND HEADER BOARD/MOW CURB LAYOUT.

J. NOTIFICATION OF DISCREPANCIES: ANY DISCREPANCIES BETWEEN THE FIELD CONDITIONS AND THE CONTRACT DOCUMENTS AND/OR THE DESIGN INTENT AFFECTING THE SUCCESSFUL COMPLETION AND COST OF THE PROJECT SHALL BE REPORTED TO THE OWNER'S AUTHORIZED REPRESENTATIVE AND RESOLVED BY THE DESIGN/BUILD TEAM.

K. LIABLE FOR DAMAGE: THE CONTRACTOR SHALL BE LIABLE FOR DAMAGE TO ALL UTILITIES, CONSTRUCTION, IRRIGATION AND PLANTING ELEMENTS, EXISTING OR NEW, THAT HAVE BEEN MARKED BY USA ALERT OR LOCATED AND IDENTIFIED AS EXISTING, AND SHALL REPAIR OR REPLACE ANY DAMAGED IMPROVEMENTS IN A MANNER ACCEPTABLE TO THE OWNER'S AUTHORIZED REPRESENTATIVE.

L. LIABLE FOR LOSS: THE CONTRACTOR SHALL BE RESPONSIBLE AND LIABLE FOR ANY LOSS TO HIS EQUIPMENT, PARTS AND MATERIALS ON THIS PROJECT UNTIL COMPLETION AND ACCEPTANCE OF THE JOB IN WRITING BY THE OWNER'S AUTHORIZED REPRESENTATIVE

M. WRITTEN GUARANTEE: ALL WORK SHALL BE GUARANTEED BY CONTRACTOR AS TO THE MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FOLLOWING THE DATE OF FINAL ACCEPTANCE OF PROJECT. THE CONTRACTOR SHALL PROVIDE A WRITTEN GUARANTEE ON HIS LETTERHEAD AT THE TIME OF THE FINAL INSPECTION.

N. WRITTEN CERTIFICATION: THE CONTRACTOR SHALL PROVIDE A WRITTEN CERTIFICATION THAT THE CONSTRUCTION WORK IS INSTALLED IN FULL COMPLIANCE WITH THE CONTRACT DOCUMENTS. ANY APPROVED SUBSTITUTIONS OR DEVIATIONS FROM THE PLANS OR SPECIFICATIONS SHALL BE NOTED. THIS CERTIFICATION SHALL BE ON THE CONTRACTOR LETTERHEAD WITH HIS SIGNATURE AND CALIFORNIA CONTRACTOR'S LICENSE NUMBER.

0. PLANT MATERIALS APPROVAL: THE CONTRACTOR SHALL, WITHIN FIFTEEN (15) WORKING DAYS FOLLOWING AWARD OF CONTRACT, SUBMIT TO THE OWNER AND LANDSCAPE ARCHITECT A COMPLETE LIST OF REQUIRED CONTAINER AND FLATTED GROUNDCOVER MATERIAL. THE LIST SHALL INCLUDE EACH TREE, SHRUB AND GROUNDCOVER; THEIR BOTANICAL AND COMMON NAME; EACH REQUIRED QUANTITY AND SIZE; THEIR NURSERY SOURCE LOCATIONS AND NURSERY SALES PERSON TO CONTACT; THEIR SPECIFICATIONS AS TO HEIGHT, SPREAD AND TRUNK CALIPER AT ONE FOOT (1') ABOVE GRADE (FOR TREES). A REPRESENTATIVE PHOTO OF EACH REQUIRED TREE SHALL ACCOMPANY THE SUBMITTAL.

P. STATE CIVIL CODE TITLE 7: TO THE EXTENT THAT THIS PROJECT IS GOVERNED BY TITLE 7 OF THE STATE CIVIL CODE, THE CONTRACTOR SHALL CONFORM WITH THE FUNCTIONALITY REQUIREMENT OF TITLE 7 OF THE CIVIL CODE.

II. OWNER'S LANDSCAPE WORK RESPONSIBILITIES:

A. LANDSCAPE RESPONSIBILITIES: THE OWNER WILL BE DIRECTLY RESPONSIBLE FOR ALL ASPECTS OF CONSTRUCTION INCLUDING ALL LANDSCAPE INSPECTIONS. ALL FIELD MEETINGS SHALL BE INITIATED BY THE CONTRACTOR AND COORDINATED WITH THE OWNER'S AUTHORIZED REPRESENTATIVE. CONTRACTOR SHALL BE IN A SUPPORT OBSERVATION ROLE TO THE OWNER PROVIDING INTERPRETIVE ADVICE ONLY IN ACCORDANCE WITH THE OBSERVATION SCHEDULE AS NOTED.

B. DETERMINING LEGAL AND PHYSICAL ELEMENTS: OWNER SHALL BE RESPONSIBLE FOR DETERMINING PROPERTY LINES, RIGHT-OF-WAYS, TRACT BOUNDARIES, GRADES, EASEMENTS, UTILITY LOCATIONS (ABOVE AND BELOW GRADE) ANY OTHER LEGAL OR PHYSICAL ELEMENTS, AS REQUIRED, FOR THE SUCCESSFUL COMPLETION OF THE WORK. CONTRACTOR SHALL NOT BE PERMITTED TO PROCEED WITH ANY WORK WITHOUT DETERMINATION OF THE ABOVE INFORMATION.

C. ROUGH GRADE: OWNER SHALL PROVIDE ROUGH GRADE TO WITHIN 1/10TH OF ONE FOOT OF FINISH GRADE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FINISH GRADE AND DRAINAGE OF ALL CONSTRUCTION ELEMENTS AT SPECIFIED GRADIENT.

D. SITE DISCREPANCIES: ALL DISCREPANCIES IN SITE CONDITIONS, DRAWINGS OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IT IS THE OWNER'S RESPONSIBILITY TO CONSULT THE CONTRACTOR PRIOR TO ANY FURTHER WORK IN THAT AREA. ANY UNREPORTED DISCREPANCY AND CONTINUED WORK WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER'S AUTHORIZED REPRESENTATIVE SHALL BE AT THE CONTRACTOR'S RISK AND EXPENSE.

III. REQUIRED FIELD OBSERVATION WORK:

A. REQUIRED FIELD OBSERVATION WORK: THESE PLANS WERE PREPARED WITH THE UNDERSTANDING THAT THE OWNER OF SAID PLANS WILL USE BRIGHTVIEW DESIGN GROUP TO PROVIDE 'FULL' CONTRACT SERVICES INCLUDING FIELD OBSERVATION SERVICES DURING CONSTRUCTION. FAILURE TO USE BRIGHTVIEW DESIGN GROUP TO PROVIDE AND COMPLETE THE FIELD OBSERVATION SERVICES SET FORTH HEREIN WILL SIGNIFICANTLY INCREASE THE RISK OF LOSS RESULTING, AMONG OTHER CAUSES, FROM MISINTERPRETATION OF THE INTENT OF THE DESIGN, UNAUTHORIZED MODIFICATIONS THERETO, AND FAILURE TO DETECT ERRORS AND OMISSIONS IN THE PLANS AND SPECIFICATIONS BEFORE THEY BECOME COSTLY MISTAKES BUILT INTO THE PROJECT. THEREFORE, IN THE EVENT THAT BRIGHTVIEW DESIGN GROUP IS OTHERWISE PRECLUDED FROM COMPLETING THE FIELD OBSERVATION SERVICES SET FORTH HEREIN, THE OWNER, OR SUBSEQUENT OWNER (INDIVIDUALS OR CORPORATIONS WHO HAVE PURCHASED THESE PLANS WITH THE PROJECT), AGREES TO HOLD HARMLESS, INDEMNIFY, AND DEFEND BRIGHTVIEW DESIGN GROUP AND THEIR CONSULTANTS FROM AND AGAINST ANY AND ALL CLAIMS.

IV. LANDSCAPE ARCHITECT'S LANDSCAPE FIELD OBSERVATION SCHEDULE:

I. FIELD OBSERVATION COORDINATION: THE FOLLOWING OBSERVATIONS SHALL BE INITIATED BY CONTRACTOR AND COORDINATED THROUGH THE OWNER'S AUTHORIZED REPRESENTATIVE. THE CONTRACTOR SHALL NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE NOT LESS THAN FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY OBSERVATION. CONTINUED WORK WITHOUT OBSERVATION OF THESE PHASES OF WORK IS AT THE CONTRACTOR RISK, WITH ANY REQUIRED CHANGE OR MODIFICATIONS AT THE CONTRACTOR EXPENSE.

J. CONTRACTOR ORIENTATION/PRE-CONSTRUCTION MEETING: THIS MEETING SHALL BE CONDUCTED TO DISCUSS THE SPECIFICATIONS, POSSIBLE DISCREPANCIES, SITE CONDITIONS AND OTHER ASPECTS OF THE PROJECT CONSTRUCTION WORK SUCH AS PERSONNEL, SCHEDULE AND REQUIREMENTS FOR STARTING WORK.

K. WEED ABATEMENT: THIS OBSERVATION SHALL BE PERFORMED AFTER THE WEED ABATEMENT CYCLE HAS BEEN COMPLETED TO REVIEW THE DEGREE OF WEED KILL.

L. PLANT MATERIAL APPROVAL, LAYOUT AND FINE GRADE OBSERVATION: THIS OBSERVATION VISIT SHALL BE PERFORMED AFTER PLACEMENT OR STAKING IN THE FIELD OF ALL PLANT MATERIALS PER THE PLANS. CONTAINER PLANTS SHALL BE PLACED ON SITE. BOXED SPECIMENS SHALL BE STAKED AS TO LOCATION.

M. PROGRESS/INSTALLATION INSPECTIONS: PERIODIC INSPECTIONS SHALL BE PERFORMED BY THE OWNER'S AUTHORIZED REPRESENTATIVE DURING CONSTRUCTION OPERATIONS TO ENSURE CONFORMANCE TO PLANS AND SPECIFICATIONS.

N. PLANT MATERIAL/HYDROSEED/PRE-MAINTENANCE OBSERVATION: THIS OBSERVATION WILL BE PERFORMED TO REVIEW ALL WORK UNDER THE CONTRACT FOR COMPLETENESS. SCHEDULING SHALL COINCIDE WITH ANY HYDROSEEDING WORK TO BE PERFORMED UNDER THIS CONTRACT.

O. MAINTENANCE OBSERVATIONS: THESE OBSERVATION VISITS SHALL BE PERFORMED AT THE END OF EACH THIRTY (30) DAY INTERVAL OF THE MAINTENANCE PERIOD TO ENSURE CONFORMANCE WITH THE MAINTENANCE SPECIFICATIONS.

P. FINAL OBSERVATION/PROJECT SUBSTANTIAL CONFORMANCE: THIS OBSERVATION VISIT WILL BE PERFORMED TO REVIEW ALL ASPECTS OF THE CONTRACTED WORK PRIOR TO RELEASING THE PROJECT TO THE OWNER.

V. SCOPE OF LANDSCAPE WORK:

A. BASE SHEETS: BASE SHEETS WERE DERIVED FROM BASE DATA:

PREPARED BY: HUNSAKER & ASSOCIATES
TITLE: VESTING TENTATIVE TRACT NO. 17845
DATED: 03-29-2016 REVISED: XX-XX-XXXX

B. HORTICULTURAL SOILS REPORT:

PREPARED BY: PENDING
TITLE: PENDING
DATED: REVISED:

C. GENERAL PLANTING NOTES:

1. SITE PREPARATION: PRIOR TO PROCEEDING WITH ANY WORK UNDER THIS CONTRACT, THE CONTRACTOR SHALL REMOVE ALL ROCKS, WEEDS, DEBRIS, AND OTHER EXTRANEOUS MATERIAL FROM THE JOB SITE AND DISPOSE OF IT OFF-SITE IN A SUITABLE AND LAWFUL MANNER.

2. PLANTING AREAS: UPON COMPLETION OF ALL IRRIGATION WORK, ALL PLANTING AREAS SHALL BE SPRAYED WITH A SYSTEMIC HERBICIDE; CLEARED AND GRUBBED OF SURFACE WEED GROWTH; AND SHALL BE WEED FREE PRIOR TO PROCEEDING WITH ANY PLANTING WORK.

3. FINISH GRADE: THE CONTRACTOR SHALL ESTABLISH FINISH GRADE A MINIMUM OF SIX INCHES (6") BELOW THE FINISH FLOOR OF BUILDINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SMOOTH EVEN FINISH GRADES AT BUILDINGS, WALKS, OTHER PERMANENT OBJECTS AND LIMITS OF WORK. ALL CHANGES IN GRADE SHALL BE BLENDED UNIFORM VERTICAL CURVES. ALL AREAS TO BE PLANTED IN TURF SHALL BE SMOOTHED WITH RAKES AND FLOATS TO THE OWNER'S (JOB SUPERINTENDENT) SATISFACTION. OBJECTS SUCH AS ROCKS, DEBRIS, CLODS OR OTHER EXTRANEOUS MATERIAL SHALL BE STOCK-PILED AND REMOVED.

1. DRAINAGE: THE CONTRACTOR SHALL BE RESPONSIBLE FOR DRAINAGE IN ALL PLANTING AREAS IN ACCORDANCE WITH THE PLANS, DETAILS, AND SPECIFICATIONS AT A MINIMUM 2% GRADIENT.

2. IMPORT SOIL: ON-SITE SOIL SHALL BE USED FOR ALL LANDSCAPE BERMS AND MOUNDING. WHEN ON-SITE SOIL IS NOT AVAILABLE, IMPORT SOIL SHALL MEET THE FOLLOWING SPECIFICATIONS:

SILT PLUS CLAY CONTENT OF THE IMPORT SOIL SHALL NOT EXCEED 20% BY WEIGHT WITH A MINIMUM 95% PASSING THE 2.0 MM. SIEVE. THE SODIUM ABSORPTION RATIO (SAR) SHALL NOT EXCEED 6.0 MM. AND THE ELECTRICAL CONDUCTIVITY (ECE) OF THE SATURATION EXTRACT OF THIS SOIL SHALL NOT EXCEED 3.0 MMHOS./CM AT 250C. THE BORON CONTENT OF THIS SOIL SHALL BE NO GREATER THAN 1 PPM AS MEASURED ON THE SATURATION EXTRACT. IN ORDER TO INSURE CONFORMANCE, SAMPLES OF THE IMPORT SOIL SHALL BE SUBMITTED TO THE SOIL LABORATORY FOR ANALYSIS PRIOR TO IMPORT ON SITE.

3. PLANT MATERIAL: ALL PLANT MATERIAL SHALL BE OF A SIZE, CHARACTER AND QUALITY WHICH MEETS THE ACCEPTED INDUSTRY STANDARDS FOR THAT PLANT AND BE FREE FROM INSECTS, THEIR EGGS, DISEASE, WEEDS, OR OTHER DETRIMENTAL CHARACTERISTICS.

4. HANDLING/STORAGE: ALL PLANTS SHALL BE HANDLED AND STORED SO THEY ARE ADEQUATELY PROTECTED FROM DRYING OUT, SUN, WINDBURN, VANDALISM OR ANY OTHER INJURY. B. REJECTION OF PLANT MATERIAL: THE OWNER'S AUTHORIZED REPRESENTATIVE AND LANDSCAPE ARCHITECT MAY REJECT ANY AND ALL PLANT MATERIAL REGARDED AS UNSUITABLE AT ANY TIME. SUCH PLANTS SHALL BE REMOVED FROM THE JOB SITE IMMEDIATELY AND BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.

5. PLANTING: ALL PLANT MATERIAL SHALL BE AS SPECIFIED AND PLANTED AS DETAILED AND NOTED HEREIN.

6. GROUNDCOVER PLANTING: ALL GROUNDCOVER AREAS NOTED ON THE PLANS SHALL BE PLANTED WITH ROOTED CUTTINGS FROM FLATS IN STAGGERED ROWS CONTINUOUSLY UNDER TREES AND SHRUBS AT THE SPACING INDICATED ON THE PLANS.

7. SOIL PREPARATION: ALL PLANTING AREAS TO RECEIVE GROUNDCOVER FROM FLATS AND/OR TURF (EXCEPT GROUNDCOVER AREAS ON SLOPES 3:1 OR GREATER) SHALL RECEIVE THE FOLLOWING AMENDMENTS PER 1,000 SQ. AND SHALL BE UNIFORMLY BLENDED INTO THE UPPER SURFACE SOIL TO A DEPTH AS REQUIRED IN THE HORTICULTURAL SOILS REPORT. AMT./PER 1000 SQ. REFER TO HORTICULTURAL SOILS REPORT

8. BACKFILL MIX: BACKFILL MIX AROUND ALL CONTAINER PLANT MATERIALS SHALL CONSIST OF THE FOLLOWING UNIFORMLY BLENDED MATERIALS: REFER TO HORTICULTURAL SOILS REPORT

9. PLANTING TABLETS: AS INDICATED ON THE DETAILS, PLANT TABLETS SHALL BE 'GRO-POWER' PLANTING TABLETS 12-8-8 (7 GRAM OR EQUAL) AND SHALL BE FURNISHED IN THE FOLLOWING RATES. PLANT TABLETS SHALL BE PLACED AT THE TOP OF THE ROOTBALL, APPROXIMATELY TWO INCHES (2") FROM ROOT TIP AT EVEN SPACING AROUND THE PLANT.

a. THREE (3) TABLETS PER ONE (1) GALLON CONTAINER
b. NINE (9) TABLETS PER FIVE (5) GALLON CONTAINER
c. FIFTEEN (15) TABLETS PER FIFTEEN (15) GALLON CONTAINER
d. SIXTEEN (16) TABLETS PER TWENTY INCH (20") BOX AND TWENTY-FOUR INCH (24") BOX
e. TWENTY (20) TABLETS PER THIRTY INCH (30") BOX AND THIRTY-SIX INCH (36") BOX
f. TWENTY-TWO (22) TABLETS PER FORTY-TWO INCH (42") BOX AND FORTY-EIGHT INCH (48") BOX
g. THIRTY-SIX (36) TABLETS PER SIXTY INCH (60") BOX
h. FORTY-FIVE (45) TABLETS PER SEVENTY-TWO INCH (72") BOX
i. FORTY-EIGHT (48) TABLETS PER EIGHTY-FOUR INCH (84") BOX

13. VINES: ALL VINES SHALL BE PLANTED AS HAVE PER THE SHRUB/VINE PLANTING DETAIL AND SHALL THE WOOD SUPPORT STAKE CAREFULLY REMOVED WITHOUT DAMAGE TO THE PLANT OR ROOTBALL.

a. MASONRY WALLS: ON MASONRY WALLS, USE ADHESIVE TYPE VINE SUPPORTS WITH SILICONE ADHESIVE AND HEAVY DUTY VINE TIES. ON MASONRY WALLS, INSTALL A MINIMUM OF FIVE (5) LOCATIONS PER EACH FIVE (5) GALLON VINE AND TEN (10) LOCATIONS PER EACH FIFTEEN (15) GALLON VINE.

VI. ESTABLISHMENT MAINTENANCE NOTES:

A. ESTABLISHMENT MAINTENANCE PERIOD: THE MAINTENANCE PERIOD SHALL COMMENCE UPON THE OWNER'S WRITTEN APPROVAL OF ALL PHASES OF PLANTING INSTALLATION AND SHALL BE FOR THE PERIOD OF TIME AS FOLLOWS: NINETY (90) CONTINUOUS CALENDAR DAYS.

B. MAINTENANCE PROCEDURES:

1. GENERAL: THE GENERAL CARE AND MAINTENANCE OF ALL AREAS SHALL CONSIST OF PROPER WATERING, FERTILIZATION, WEEDING, RODENT CONTROL, CLEANUP AND AS NOTED BELOW.

2. GROUNDCOVER FROM FLATS WITHOUT OVERSEED: APPLY PRE-EMERGENT HERBICIDE AT THE START OF MAINTENANCE IN ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTRUCTIONS.

3. FERTILIZATION: MAINTENANCE WORK SHALL INCLUDE FERTILIZATION WITH THE FOLLOWING FERTILIZER AT THIRTY (30) DAY INTERVALS AFTER PLANTING. REFER TO HORTICULTURAL SOILS REPORT

4. WEEDING: ANY CONCENTRATED DEVELOPMENT OF WEED GROWTH THAT MAY APPEAR IN PLANTING AREAS DURING THE MAINTENANCE PERIOD SHALL BE REMOVED AT TEN (10) DAY INTERVALS. THE CONTRACTOR SHALL REMOVE SUCH CONCENTRATIONS OF WEEDS INCLUDING THEIR ROOTS BY HAND OR IN A MANNER ACCEPTABLE TO THE OWNER'S AUTHORIZED REPRESENTATIVE AND LANDSCAPE ARCHITECT. NOTE: CULTIVATION OF GROUNDCOVER IS NOT ACCEPTABLE.

5. RODENT CONTROL: THE CONTRACTOR SHALL TAKE THE NECESSARY STEPS TO ELIMINATE ANY RODENTS ENCOUNTERED ON SITE.

6. CLEAN-UP: DURING THE COURSE OF THE MAINTENANCE WORK, THE CONTRACTOR SHALL REMOVE SURPLUS MATERIALS AND DEBRIS FROM THE SITE AND SHALL KEEP THE PREMISES IN A NEAT AND CLEAN CONDITION AT ALL TIMES.

7. PROTECTION OF LANDSCAPE: DURING THE MAINTENANCE PERIOD, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION OF ALL PLANTING AREAS. ANY DAMAGED AREAS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

8. FINAL ACCEPTANCE: WILL BE GIVEN AT THE END OF THE MAINTENANCE PERIOD FOR ALL PLANTED AREAS ONCE HYDROSEED GERMINATION HAS OCCURRED AND ESTABLISHMENT HAS BEEN OBTAINED.

VII. SPECIAL PLANTING NOTES:

A. ALL LANDSCAPE AREAS SHALL DRAIN TO THE AREA DRAIN AT MIN. 2% PER CIVIL ENGINEERS REVISED GRADING PLAN. FINAL TREE AND SHRUB PLACEMENT TO BE APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO PLANTING.

B. THE CONTRACTOR SHALL OBSERVE THE FOLLOWING PLANTING REQUIREMENTS FOR ALL TREES:

1. TREES SHALL BE A MINIMUM OF 5' -0" FROM ALL HARDSCAPE, CENTERED IN A 1 0' -0" WIDE PLANTING AREA WITHOUT A ROOT BARRIER.
2. ALL TREES IN PLANTING AREAS 5' -0" WIDE TO 10' -0" WIDE SHALL HAVE ROOT BARRIERS.
3. ALL TREES THAT ARE WITHIN 5' -0" OF HARDSCAPE ELEMENTS SHALL HAVE A ROOT BARRIER. TREES SHALL NOT BE PLANTED IN AREAS LESS THAN THE MINIMUM PLANTING AREA SPECIFIED IN THE LEGEND
4. THE CONTRACTOR SHALL VERIFY ALL MINIMUM TREE SPACING REQUIREMENTS PRIOR TO PLANTING. TREES NOT MEETING THE REQUIREMENTS SHALL NOT BE PLANTED AND SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER/ LANDSCAPE ARCHITECT.

C. ALL NON-FIRE RESISTIVE TREES, INCLUDING CONIFERS, PEPPER TREES, EUCALYPTUS, AND ACACIA SPECIES, SHALL BE PLANTED AND MAINTAINED SO THAT THE TREE'S DRIP LINE AT MATURITY IS A MINIMUM 30 FEET FROM ANY COMBUSTIBLE STRUCTURE. ALL FIRE RESISTIVE TREE SPECIES SHALL BE PLANTED AND MAINTAINED AT A MINIMUM OF 10 FEET FROM THE TREE'S DRIP LINE TO ANY COMBUSTIBLE STRUCTURE.

D. FOR STREETSCAPE PLANTINGS, ALL NON-FIRE RESISTIVE TREES SHALL BE PLANTED SO THAT THE CENTER OF THE TREE TRUNK IS 20 FEET FROM EDGE OF CURB; FIRE RESISTIVE TREES CAN BE PLANTED 10 FEET FROM EDGE OF CURB TO CENTER OF TREE TRUNK. CARE SHOULD BE GIVEN TO THE TYPE OF TREE SELECTED THAT WILL NOT ENCROACH INTO THE ROADWAY, NOR PRODUCE A CLOSED CANOPY EFFECT.

E. LIMIT PLANTING OF LARGE UNBROKEN MASSES ESPECIALLY TREES AND LARGE SHRUBS. GROUPS SHOULD BE TWO TO THREE TREES MAXIMUM, WITH MATURE FOLIAGE OF ANY GROUP SEPARATED HORIZONTALLY BY AT LEAST 10 FEET, IF PLANTED ON LESS THAN 20 PERCENT SLOPE, AND 20 FEET, IF PLANTED ON GREATER THAN 20 PERCENT SLOPE.

F. IF SHRUBS ARE LOCATED UNDERNEATH A TREE'S DRIP LINE, THE LOWEST BRANCH SHOULD BE AT LEAST THREE TIMES AS HIGH AS THE UNDERSTORY SHRUBS OR 10 FEET, WHICHEVER IS GREATER.

G. EXISTING TREES CAN BE PRUNED 10 FEET AWAY FROM ROOF, EAVE, OR EXTERIOR SIDING, DEPENDING ON THE TREE'S PHYSICAL OR FLAMMABLE CHARACTERISTICS AND THE BUILDING CONSTRUCTION FEATURES.

H. ALL TREE BRANCHES AND PALM FRONDS SHALL BE REMOVED WITHIN 10 FEET OF A FIREPLACE CHIMNEY OR OUTDOOR BARBECUE.

I. ALL LANDSCAPING SHALL BE INSTALLED BEFORE FINAL INSPECTION.

J. JUTE PRODUCT: BELTON IND.-ANTI-WASH/GEO JUTE 'SMOLDER RESISTANT' (BROWN) AVAILABLE THROUGH: PACIFIC SOIL STABILIZATION CONTACT PERSON: BILL SALADIN PHONE NUMBER (805) 925-7737 AND STAKE FIVE FEET (5') O.C.

K. TURF EDGING: TURF EDGING SHALL BE SHOVEL CUT OR MOWCURB PER PLAN.

O. HORTICULTURAL SOILS REPORT: (PENDING)

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REGISTERED LANDSCAPE ARCHITECT · DANA B. SEELIG · 1846 · Signature · Date · Expires 4-30-19 · STATE OF CALIFORNIA

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PROJECT

RANCHO LA HABRA - PA 6
VESTING TENTATIVE
TRACT NO. 17845
CALATLANTIC GROUP

COMMUNITY PLANTING PLANS

DATE	DESCRIPTION

DATE	DESCRIPTION

DESIGN DEVELOPMENT PLANS

JOB NUMBER:	1730227
ISSUE DATE:	11-10-17
DRAWN BY:	TW, SC, CF, AH
CHECKED BY:	DS

TITLE

PLANTING NOTES

SHEET

L.4.001

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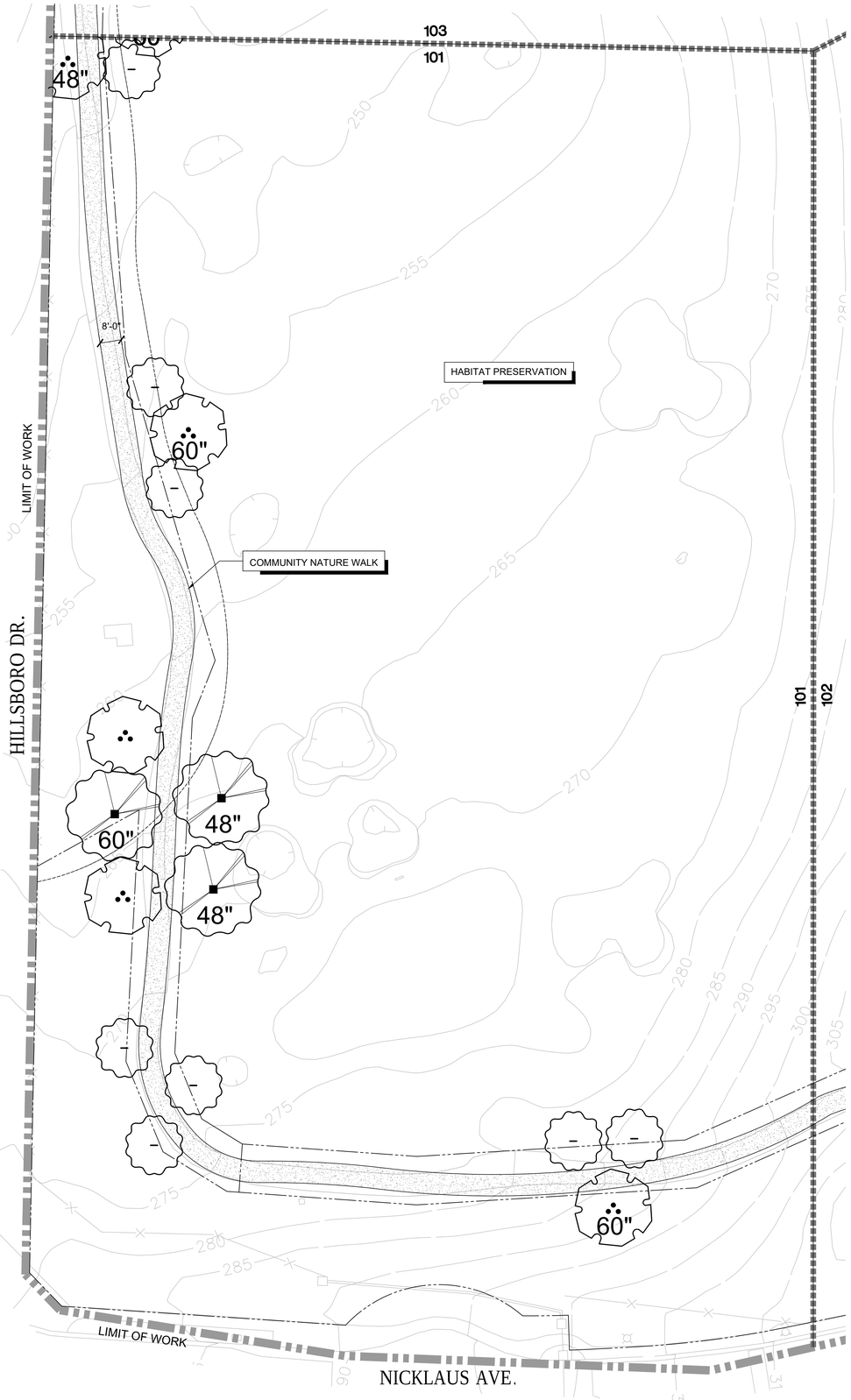

MASTER LANDSCAPE SCHEDULE

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[C] INDICATES LINEAR ROOT BARRIER PER DETAIL C, SHEET L.4.301

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NORTH

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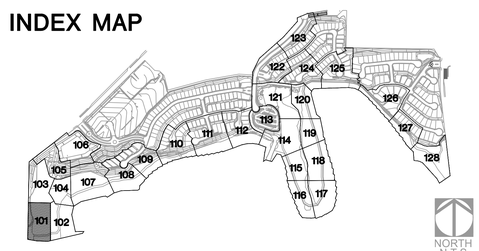
INDEX MAP



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PROJECT

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OVERALL
TREE PLAN

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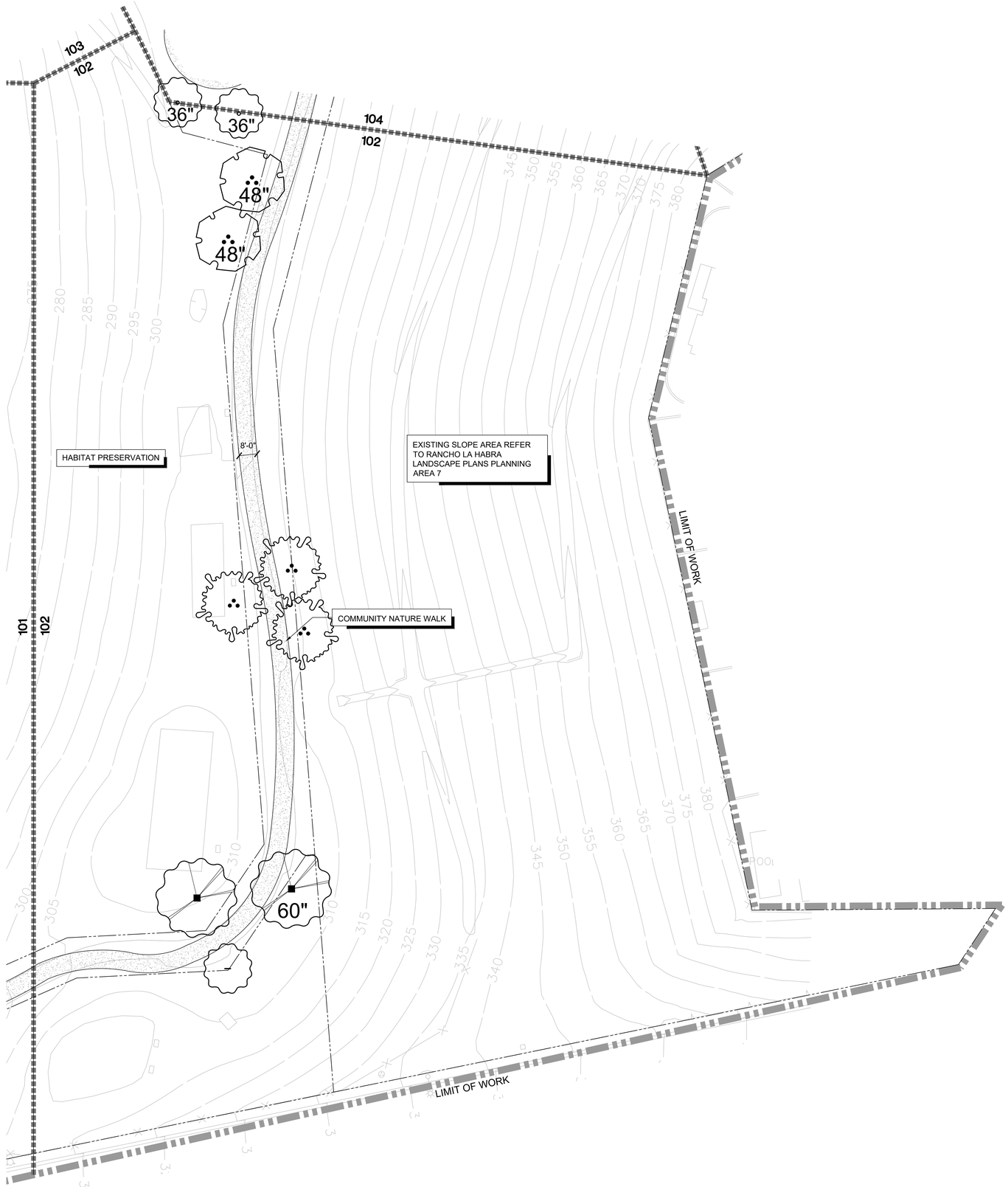

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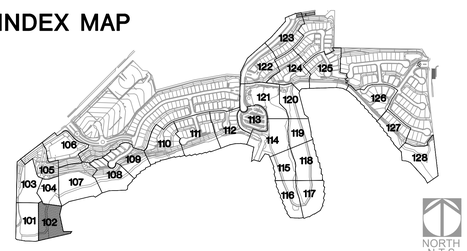

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Signature
Date 10-30-18
Expires

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COMMUNITY PLANTING PLANS

PROJECT

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OVERALL
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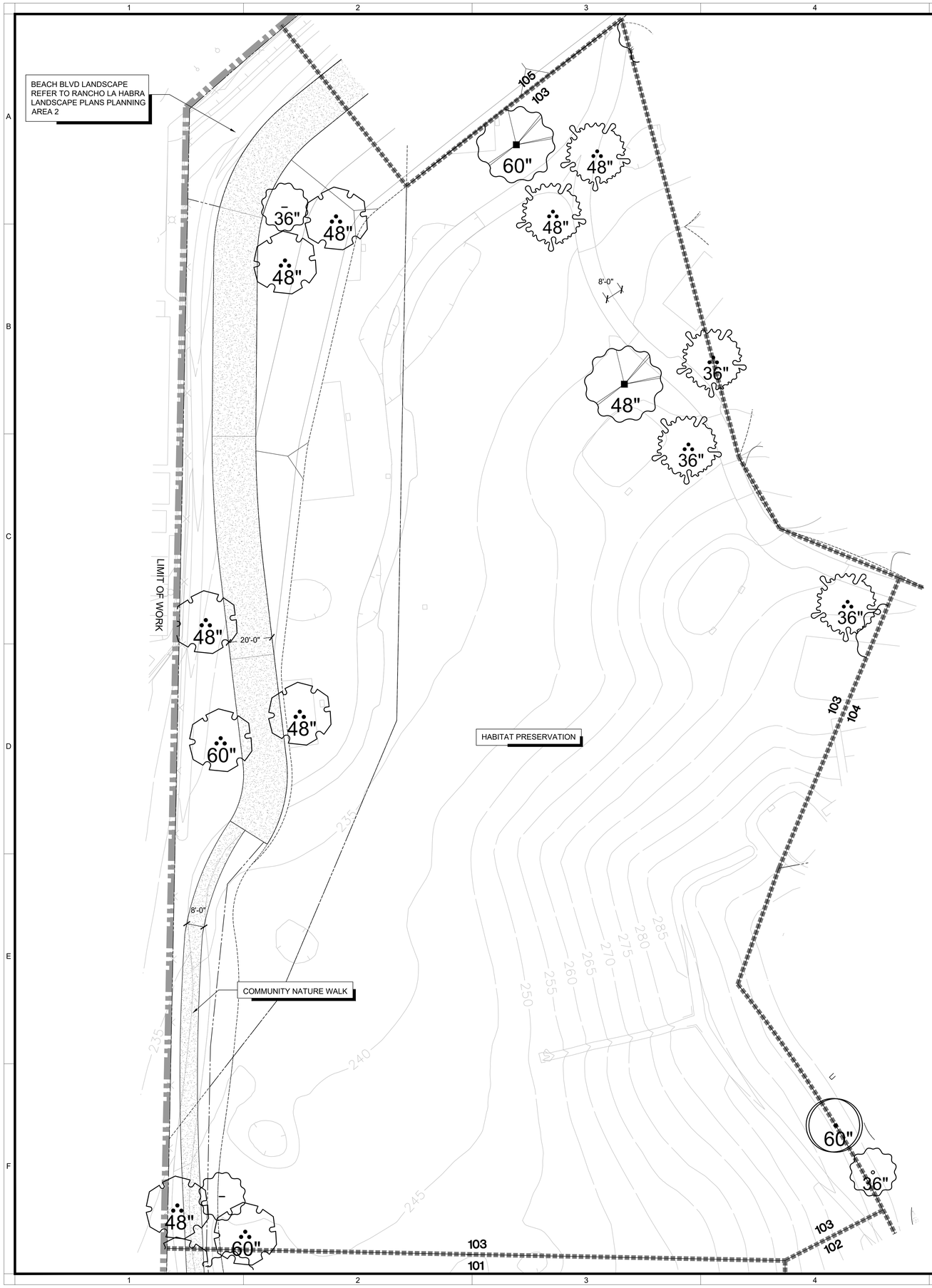

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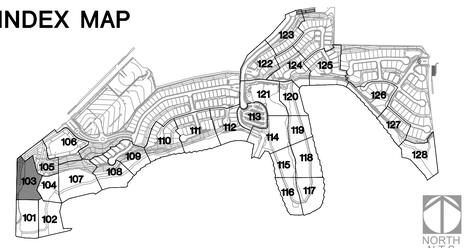

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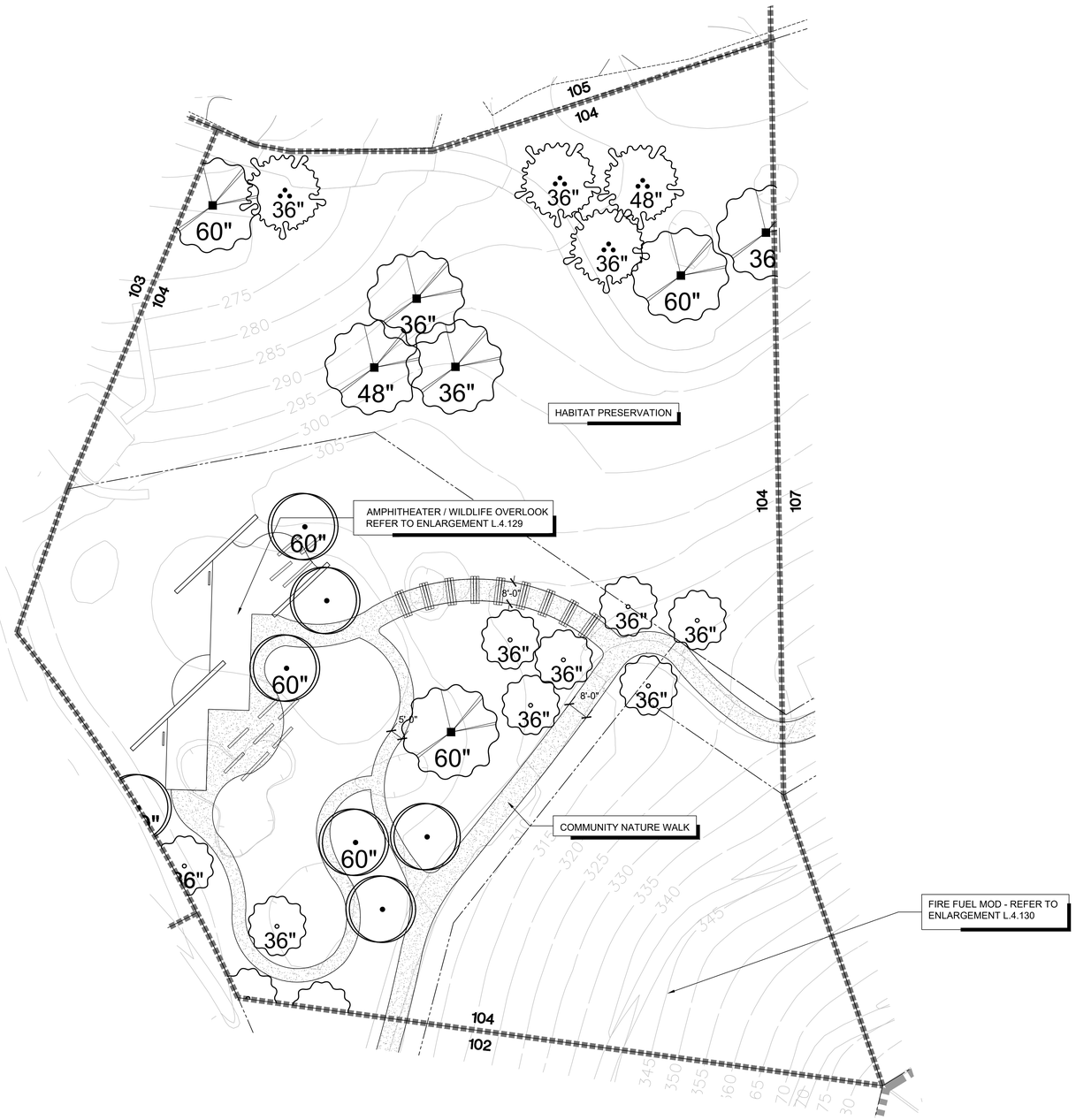

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	MELALEUCA LINARIFOLIA	FLAX LEAF PAPERBARK
	MELALEUCA QUINQUENERVIA	CAJEPUT TREE
	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL OLIVE TREE
	PHEONIX DACTYLIFERA 'MEDJOOL'	MEDJOOL DATE PALM
	PINUS BRUTIA VAR. ELDARICA	AFGHAN PINE
	PLATANUS x. ACERIFOLIA 'YARWOOD'	YARWOOD LONDON PLANE TREE
	PLATANUS x. ACERIFOLIA 'COLUMBIA'	COLUMBIA LONDON PLANE TREE
	PLATANUS x. HISPANICA 'BLOODGOLD'	BLOODGOOD LONDON PLANE TREE
	PLATANUS MEXICANA	MEXICAN SYCAMORE
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE
	QUERCUS AGRIFOLIA	COAST LIVE OAK
	QUERCUS ILEX	HOLLY OAK
	QUERCUS SUBER	CORK OAK
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK
	SAMBUCUS MEXICANA	MEXICAN ELDERBERRY
	SALIX EXIGUA	NARROWLEAF WILLOW
	SALIX GOODDINGII	GOODDINGS WILLOW
	SALIX LAEVIGATA	RED WILLOW
	SALIX LASIOLEPIS	ARROYO WILLOW
	SALIX LUCIDA	SHINING WILLOW
	UMBELLULARIA CALIFORNICA	CALIFORNIA BAY TREE

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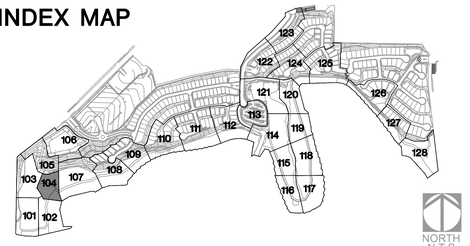
ADD SUBDRAIN AT PALMS AND OLIVES PER DETAIL D, SHEET L.4.301

NORTH

0 20 40

SCALE: 1"=20'-0"

INDEX MAP



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PROJECT

RANCHO LA HABRA - PA 6
VESTING TENTATIVE
TRACT NO. 17845
CALATLANTIC GROUP

COMMUNITY PLANTING PLANS

DESCRIPTION	DATE

DESIGN DEVELOPMENT PLANS

JOB NUMBER:	1730227
ISSUE DATE:	11-10-17
DRAWN BY:	TW, SC, CF, AH
CHECKED BY:	DS

TITLE

OVERALL
TREE PLAN

SHEET

L.4.104

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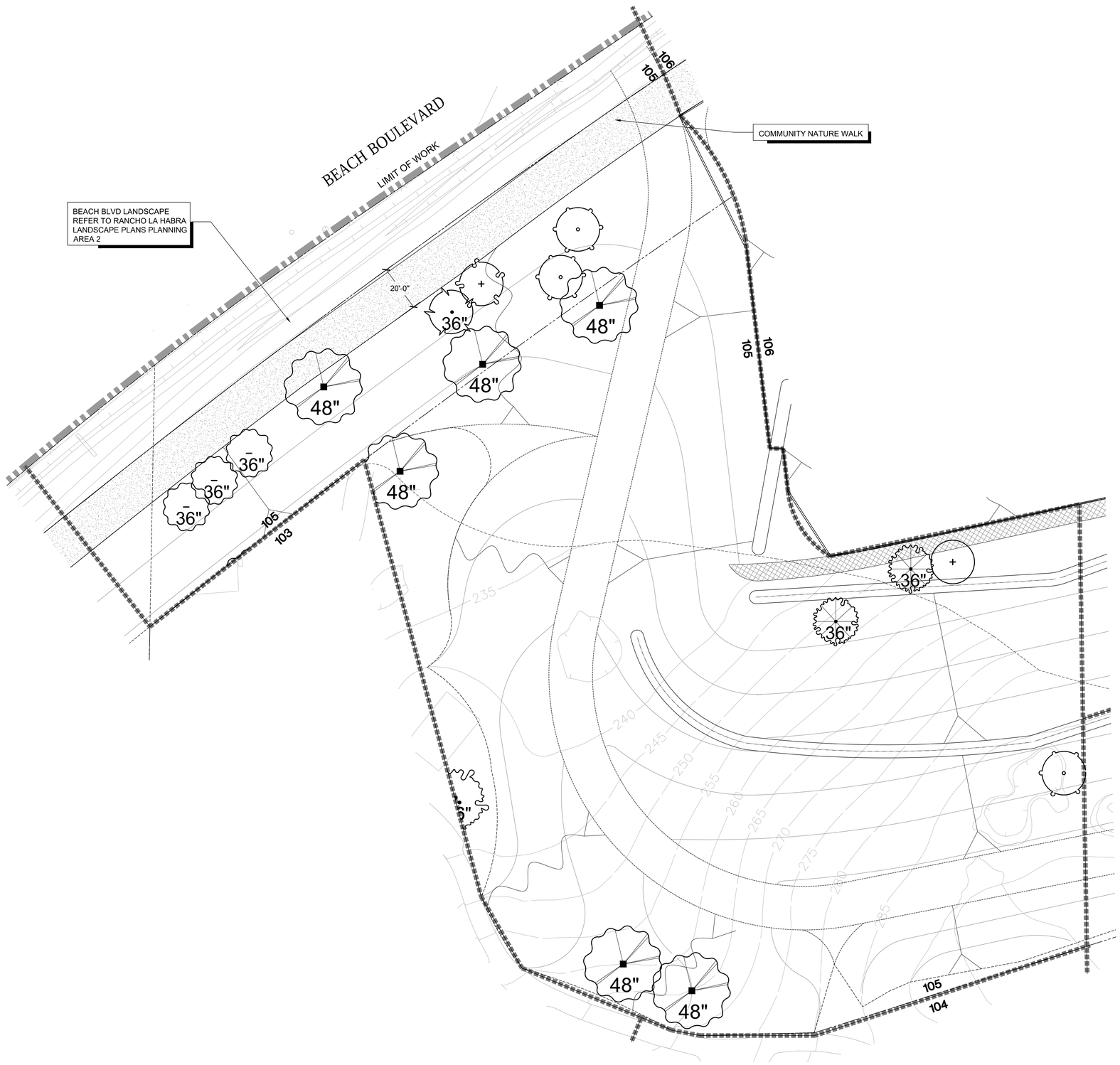

MASTER LANDSCAPE SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME
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	CHITALPA X TASHKENTENSIS	MORNING CLOUD CHITALPA
	CINNAMOMUM CAMPHORA	CAMPHOR TREE
	CUPANIOPSIS ANACARDIOIDES	CARROTWOOD
	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW
	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE
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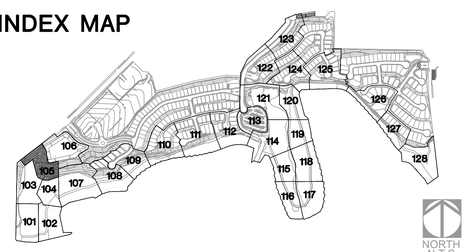

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OVERALL
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SHEET

L.4.105

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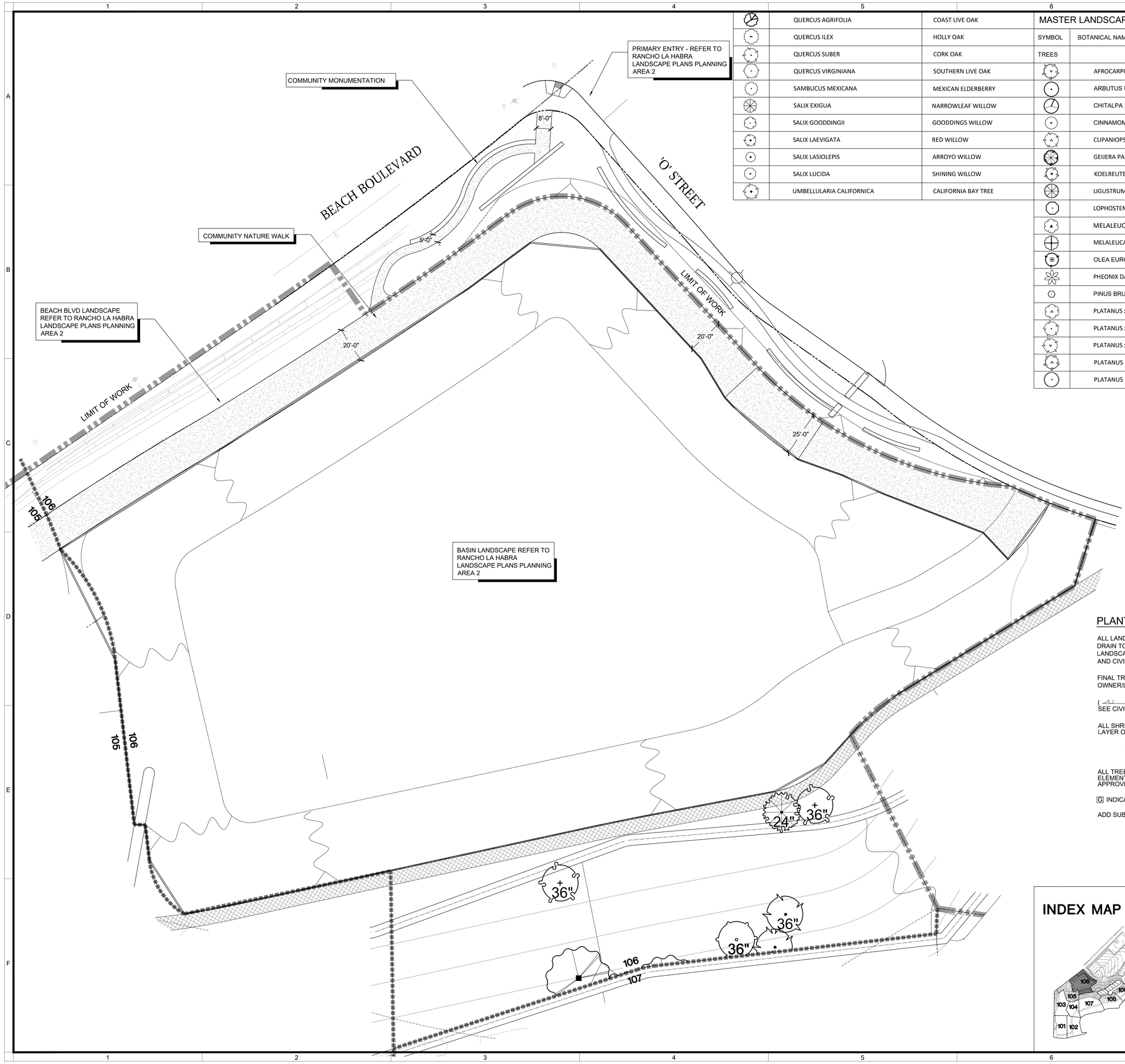

			MASTER LANDSCAPE SCHEDULE		
	QUERCUS AGRIFOLIA	COAST LIVE OAK	SYMBOL	BOTANICAL NAME	COMMON NAME
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	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK		ARBUTUS UNEDO	STRAWBERRY TREE
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NORTH

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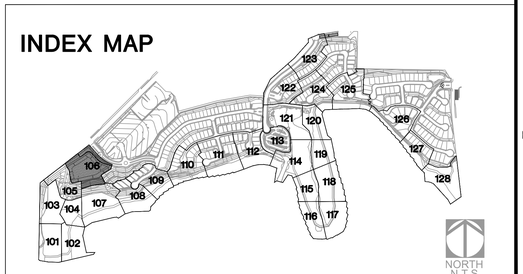
INDEX MAP



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Signature
Date 10-30-18
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RANCHO LA HABRA - PA 6
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TRACT NO. 17845
CALATLANTIC GROUP

COMMUNITY PLANTING PLANS

PROJECT

DESCRIPTION	DATE

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CHECKED BY:	DS

TITLE

OVERALL
TREE PLAN

SHEET

L.4.106

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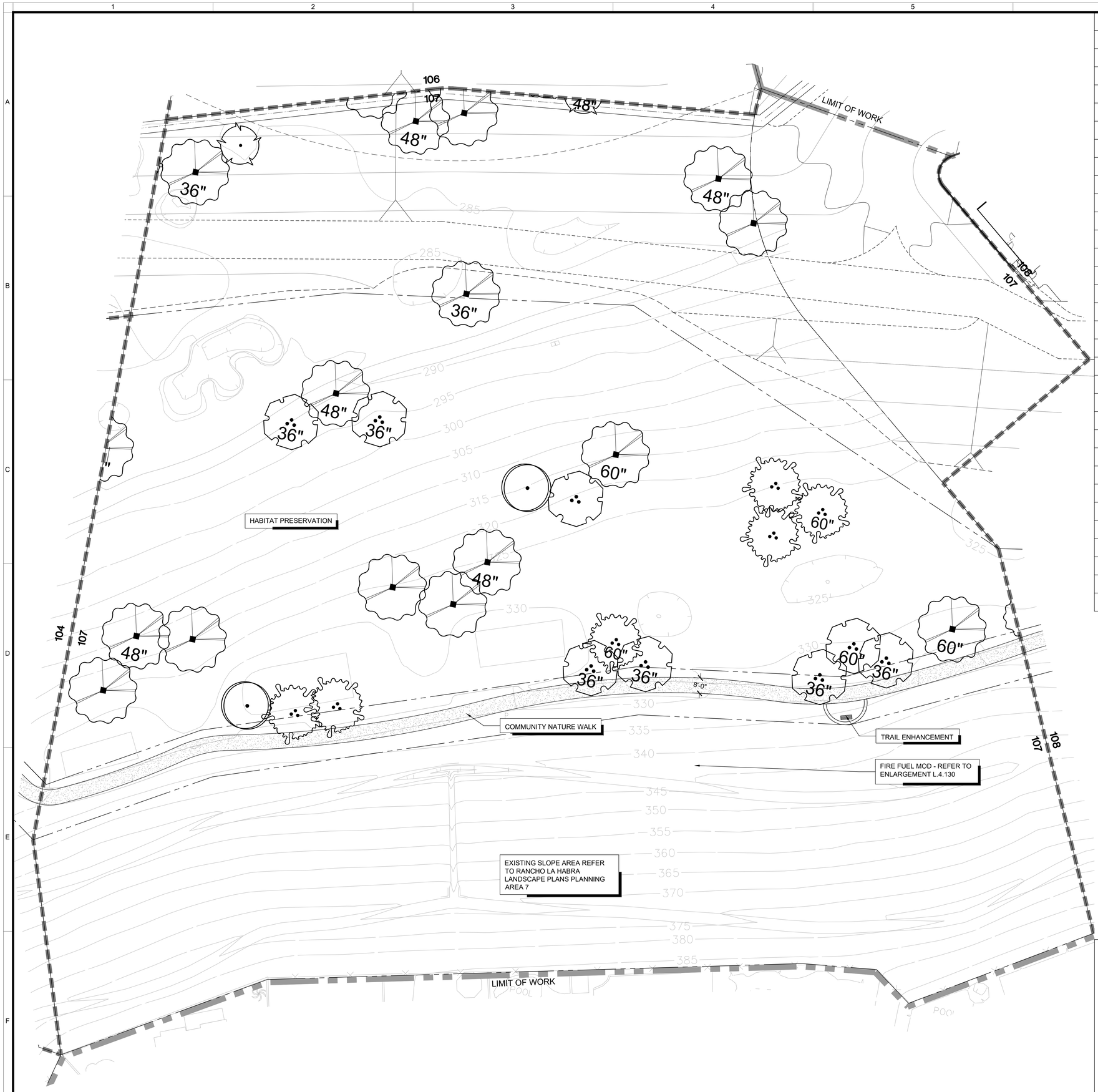

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NORTH

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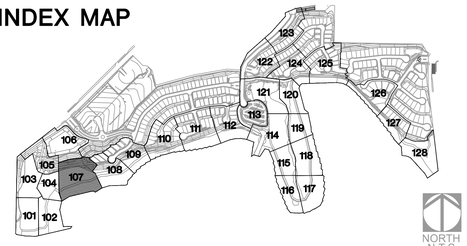
INDEX MAP



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RANCHO LA HABRA - PA 6
VESTING TENTATIVE
TRACT NO. 17845
CALATLANTIC GROUP

COMMUNITY PLANTING PLANS

PROJECT

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CHECKED BY:	DS

TITLE

OVERALL
TREE PLAN

SHEET

L.4.107

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LIMIT OF WORK

241
3A

240
2A

239
3A

NEIGHBORHOOD LANDSCAPE AREA REFER TO RANCHO LA HABRA LANDSCAPE PLANS PLANNING AREA 2

'N' STREET

FIRE FUEL MOD - REFER TO ENLARGEMENT L.4.130

107
108
109

COMMUNITY NATURE WALK

325
32
340
345
350
355
360
365
370
375
380
385
390

36"
60"
36"
8'-0"

EXISTING SLOPE AREA REFER TO RANCHO LA HABRA LANDSCAPE PLANS PLANNING AREA 7

LIMIT OF WORK

MASTER LANDSCAPE SCHEDULE

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TREES		
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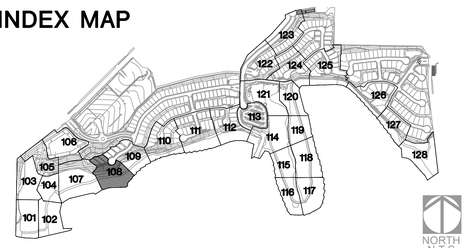

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[G] INDICATES LINEAR ROOT BARRIER PER DETAIL C, SHEET L.4.301

ADD SUBDRAIN AT PALMS AND OLIVES PER DETAIL D, SHEET L.4.301

	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK
	SAMBUCUS MEXICANA	MEXICAN ELDERBERRY
	SALIX EXIGUA	NARROWLEAF WILLOW
	SALIX GOODDINGII	GOODDINGS WILLOW
	SALIX LAEVIGATA	RED WILLOW
	SALIX LASIOLEPIS	ARROYO WILLOW
	SALIX LUCIDA	SHINING WILLOW
	UMBELLULARIA CALIFORNICA	CALIFORNIA BAY TREE

MASTER LANDSCAPE SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	AFROCARPUS GRACILIOR	YEW PINE
	ARBUTUS UNEDO	STRAWBERRY TREE
	CHITALPA X TASHKENTENSIS	MORNING CLOUD CHITALPA
	CINNAMOMUM CAMPHORA	CAMPHOR TREE
	CUPANIOPSIS ANACARDIOIDES	CARROTWOOD
	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW
	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE
	LIGUSTRUM LUCIDUM	GLOSSY PRIVET
	LOPHOSTEMON CONFERTUS	BRISBANE BOX
	MELALEUCA LINARIFOLIA	FLAX LEAF PAPERBARK
	MELALEUCA QUINQUENERVIA	CAJEPUT TREE
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	QUERCUS AGRIFOLIA	COAST LIVE OAK
	QUERCUS ILEX	HOLLY OAK
	QUERCUS SUBER	CORK OAK

246 3A
245 1A
244 2A
243 3A
242 2A

'N' STREET

LIMIT OF WORK

NEIGHBORHOOD LANDSCAPE AREA REFER TO RANCHO LA HABRA LANDSCAPE PLANS PLANNING AREA 2

8'-0"

110
109

TRAIL ENHANCEMENT

COMMUNITY NATURE WALK

PRIVATE ACCESS PATH

48"
36"

330
335
340
355
360

8'-0"

109
108

EXISTING SLOPE AREA REFER TO RANCHO LA HABRA LANDSCAPE PLANS PLANNING AREA 7

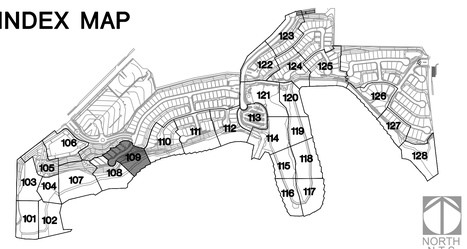
36"
48"

LIMIT OF WORK

NORTH

0 20 40
SCALE: 1"=20'-0"

INDEX MAP



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DAVID S. REELS No. 6046 REGISTERED LANDSCAPE ARCHITECT STATE OF CALIFORNIA
Signature
Date 10-30-18
Expires

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RANCHO LA HABRA - PA 6
VESTING TENTATIVE
TRACT NO. 17845
CALATLANTIC GROUP

COMMUNITY PLANTING PLANS

PROJECT

DESCRIPTION	DATE

DESIGN DEVELOPMENT PLANS

JOB NUMBER:	1730227
ISSUE DATE:	11-10-17
DRAWN BY:	TW, SC, CF, AH
CHECKED BY:	DS

TITLE

OVERALL
TREE PLAN

SHEET

L.4.109

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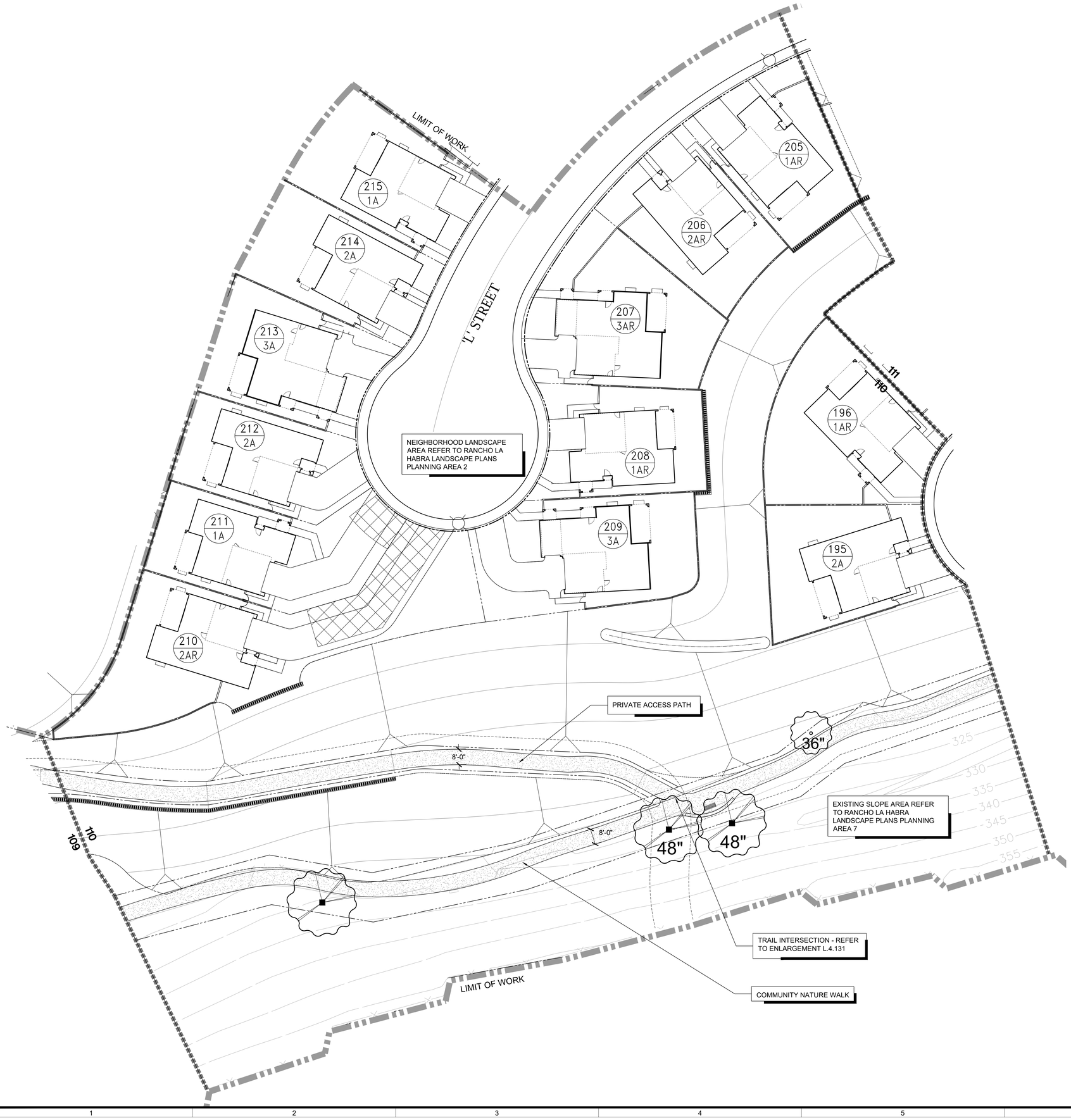

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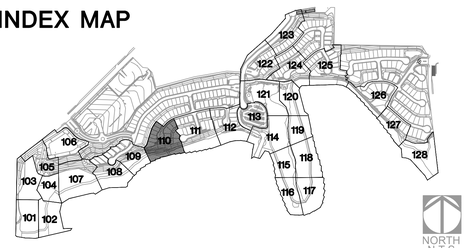
NORTH

0 20 40
SCALE: 1"=20'-0"

INDEX MAP



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RANCHO LA HABRA - PA 6
VESTING TENTATIVE
TRACT NO. 17845
CALATLANTIC GROUP

COMMUNITY PLANTING PLANS

PROJECT

DESCRIPTION / DATE

DESCRIPTION / DATE

DESIGN DEVELOPMENT PLANS

JOB NUMBER:	1730227
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DRAWN BY:	TW, SC, CF, AH
CHECKED BY:	DS

TITLE

OVERALL
TREE PLAN

SHEET

L.4.110

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MASTER LANDSCAPE SCHEDULE

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NORTH

0 20 40
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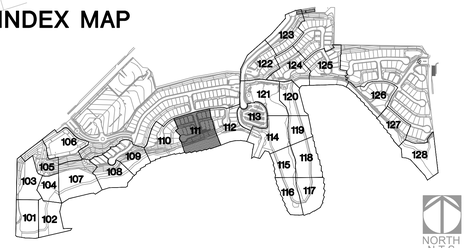
INDEX MAP



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PROJECT
RANCHO LA HABRA - PA 6
VESTING TENTATIVE
TRACT NO. 17845
CALATLANTIC GROUP

COMMUNITY PLANTING PLANS

DESIGN DEVELOPMENT PLANS

DESCRIPTION	DATE
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JOB NUMBER:	1730227
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CHECKED BY:	DS

TITLE
OVERALL
TREE PLAN

SHEET
L.4.111

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MASTER LANDSCAPE SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
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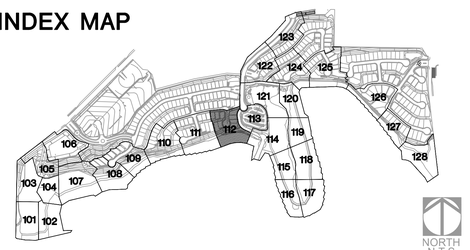
NORTH

0 20 40

SCALE: 1"=20'-0"

INDEX MAP



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PROJECT

RANCHO LA HABRA - PA 6
VESTING TENTATIVE
TRACT NO. 17845
CALATLANTIC GROUP

COMMUNITY PLANTING PLANS

DESCRIPTION	DATE

DESIGN DEVELOPMENT PLANS

JOB NUMBER:	1730227
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DRAWN BY:	TW, SC, CF, AH
CHECKED BY:	DS

TITLE

OVERALL
TREE PLAN

SHEET

L.4.112

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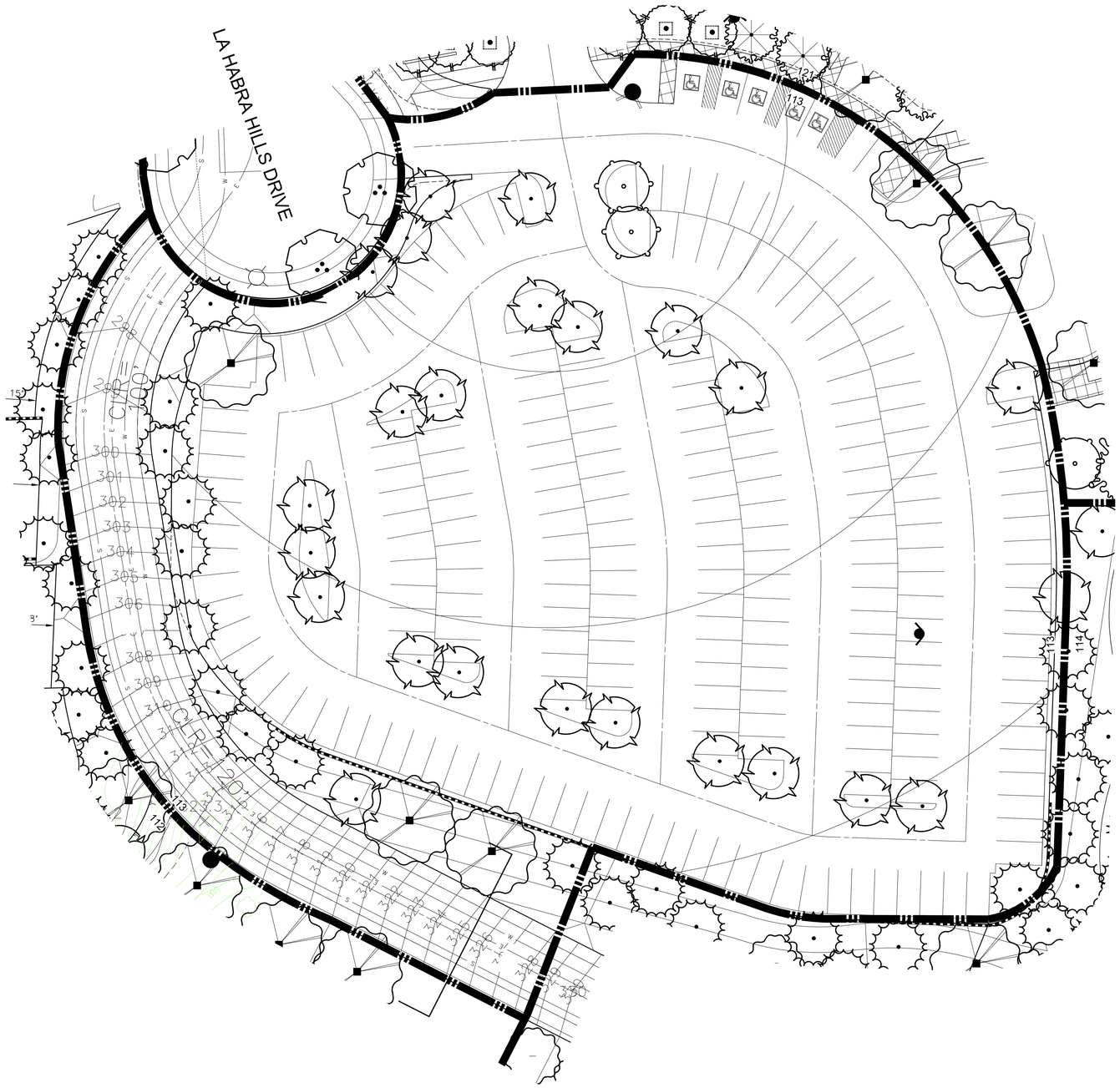

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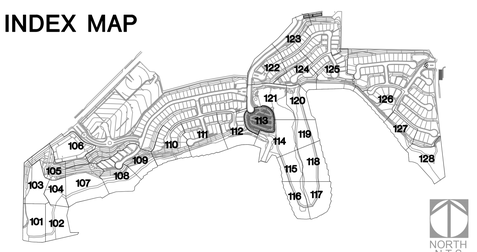

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PROJECT

RANCHO LA HABRA - PA 6
VESTING TENTATIVE
TRACT NO. 17845

COMMUNITY PLANTING PLANS

DATE	DESCRIPTION
2020-08-16	REVISION DESIGN DEVELOPMENT

DESIGN DEVELOPMENT PLANS

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OVERALL
TREE PLAN

SHEET

L.4.113

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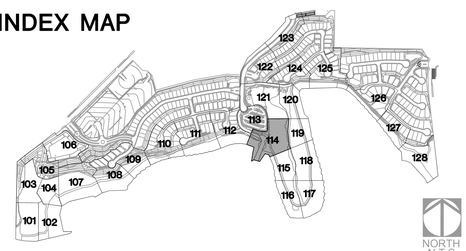
NORTH

0 20 40

SCALE: 1"=20'-0"

INDEX MAP



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PROJECT

RANCHO LA HABRA - PA 6
VESTING TENTATIVE
TRACT NO. 17845

COMMUNITY PLANTING PLANS

DATE	DESCRIPTION
2020-08-16	REVISION DESIGN DEVELOPMENT

DESIGN DEVELOPMENT PLANS

JOB NUMBER:	1730227
ISSUE DATE:	11-10-17
DRAWN BY:	TW, SC, CF, AH
CHECKED BY:	DS

TITLE

OVERALL
TREE PLAN

SHEET

L.4.114

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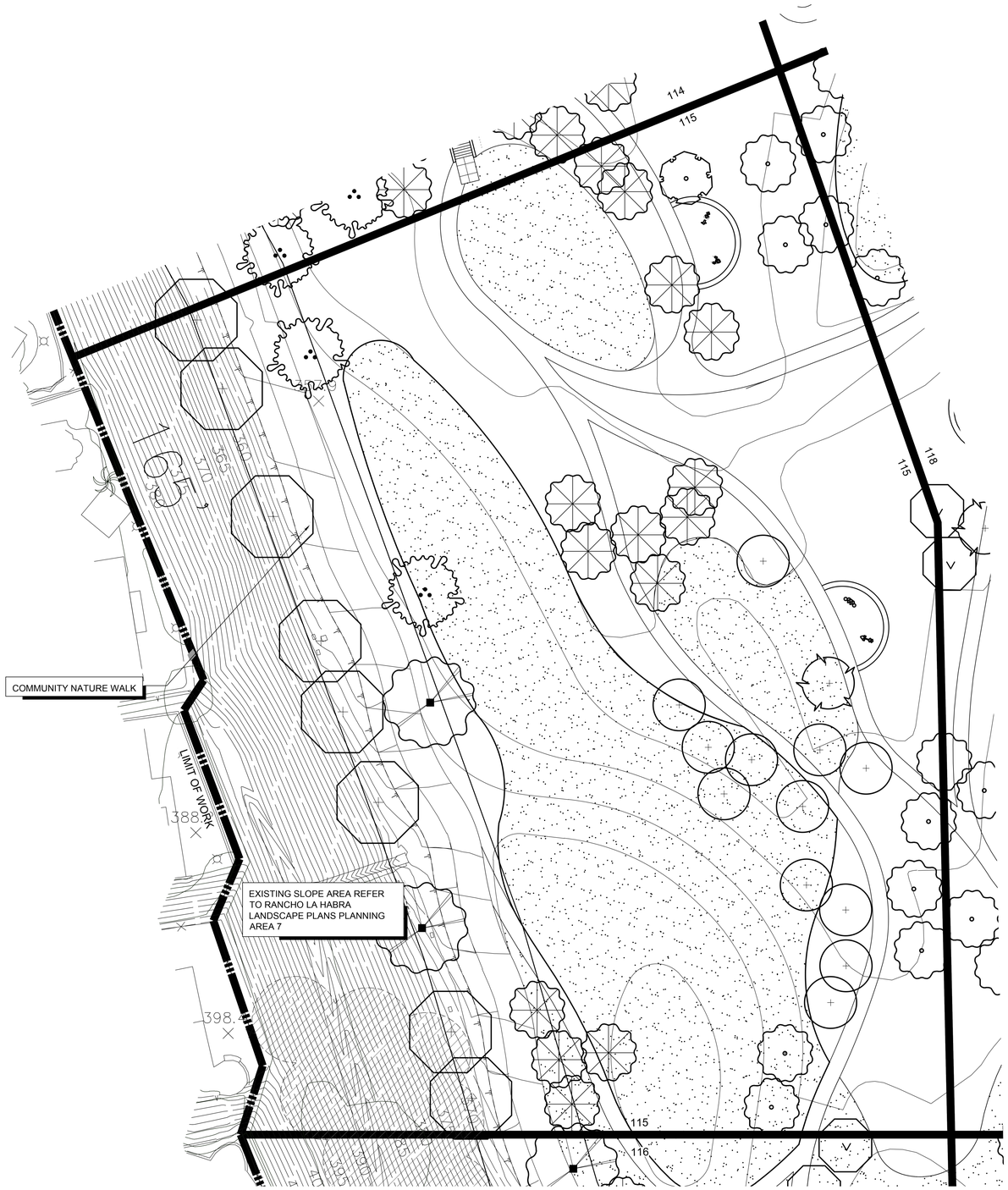

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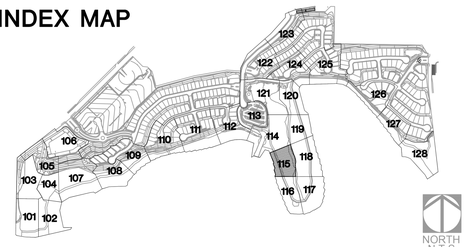

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PROJECT

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OVERALL
TREE PLAN

SHEET

L.4.115

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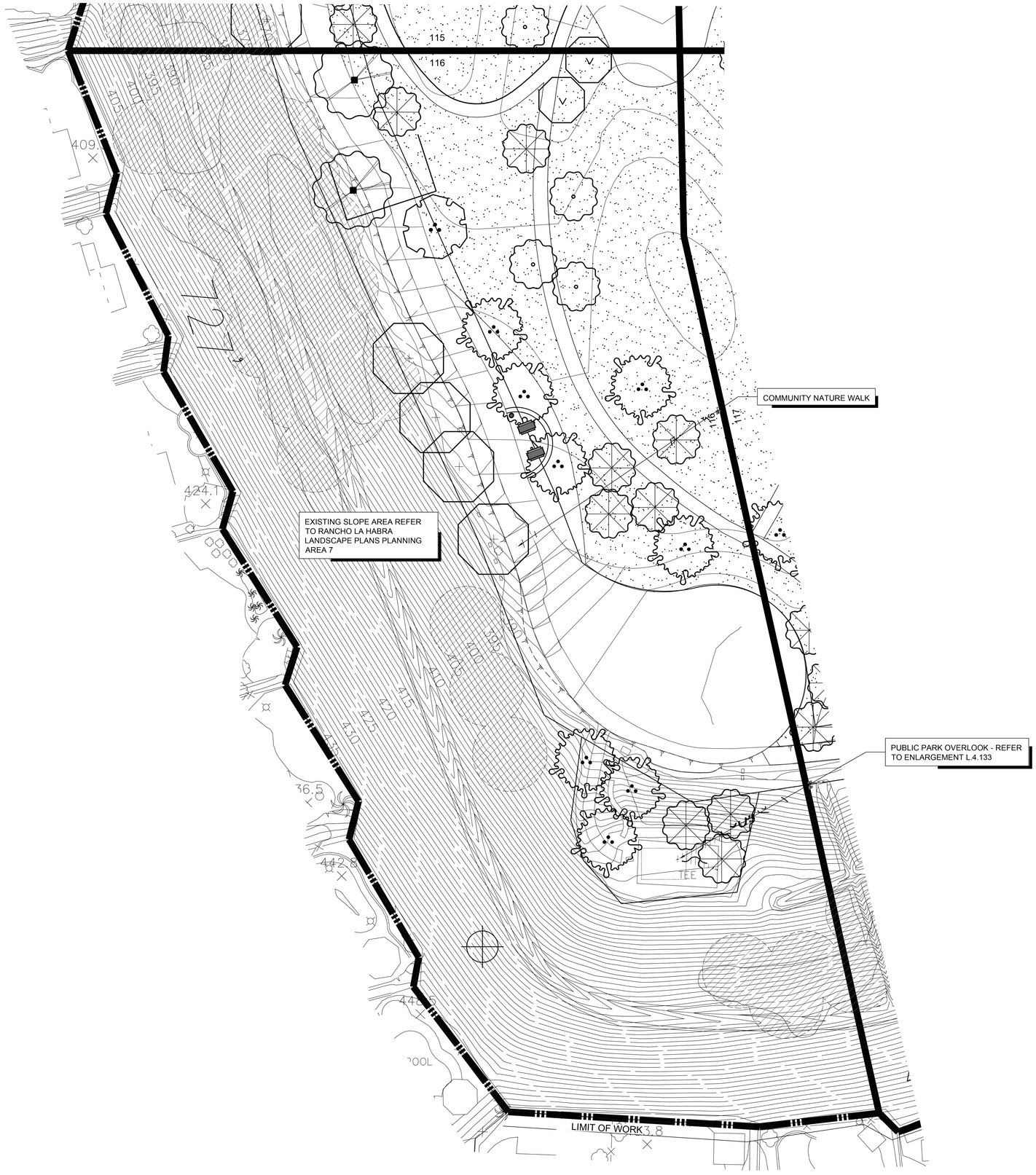

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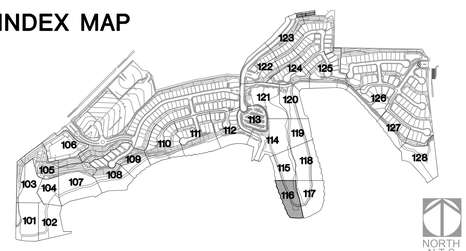

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RANCHO LA HABRA - PA 6
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TRACT NO. 17845

COMMUNITY PLANTING PLANS

PROJECT

DATE	DESCRIPTION
2020-08-16	REVISION DESIGN DEVELOPMENT

DESIGN DEVELOPMENT PLANS

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CHECKED BY:	DS

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OVERALL
TREE PLAN

SHEET

L.4.116

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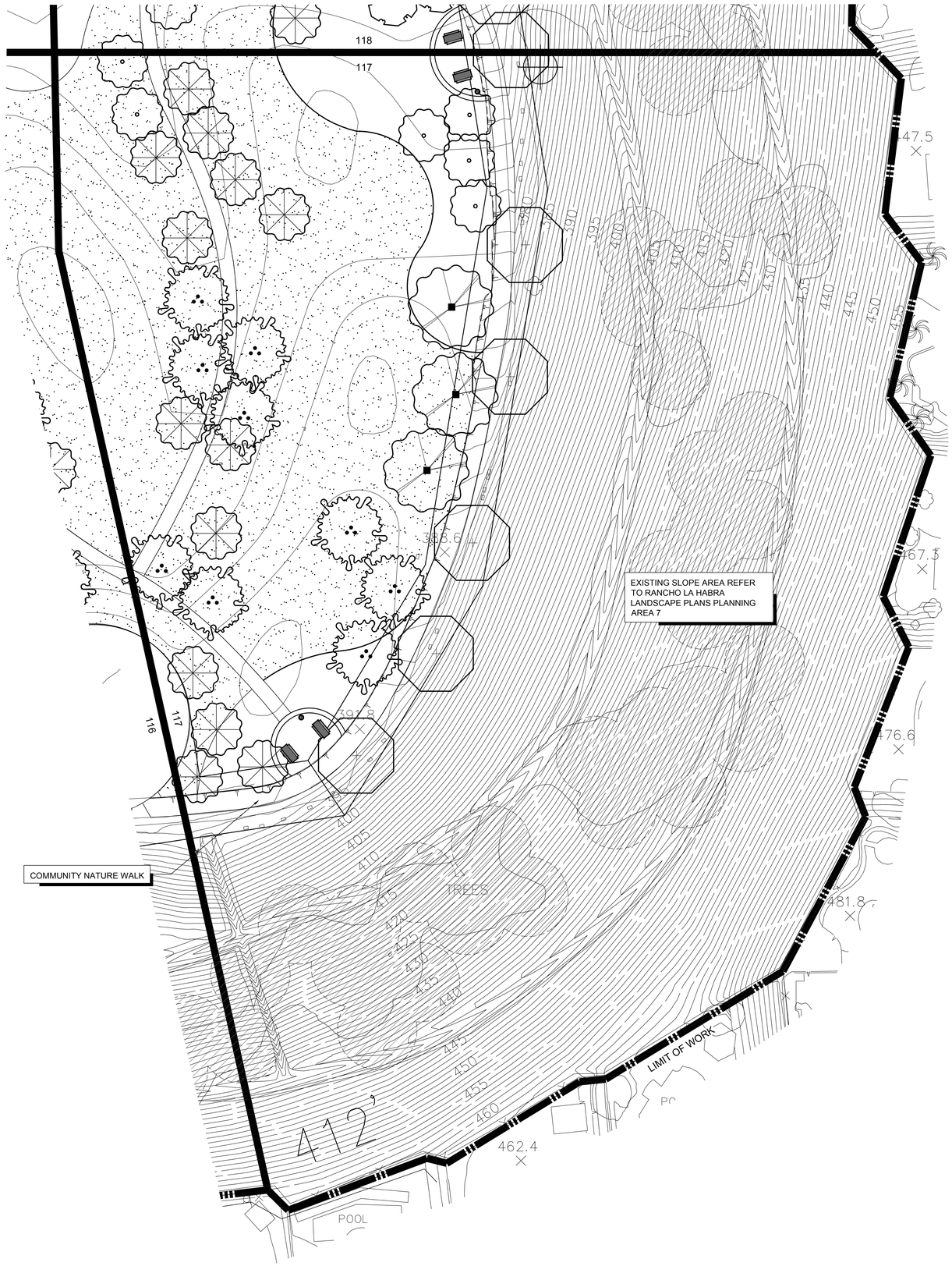

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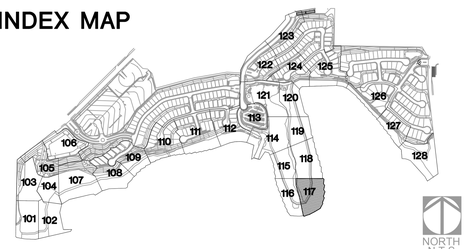

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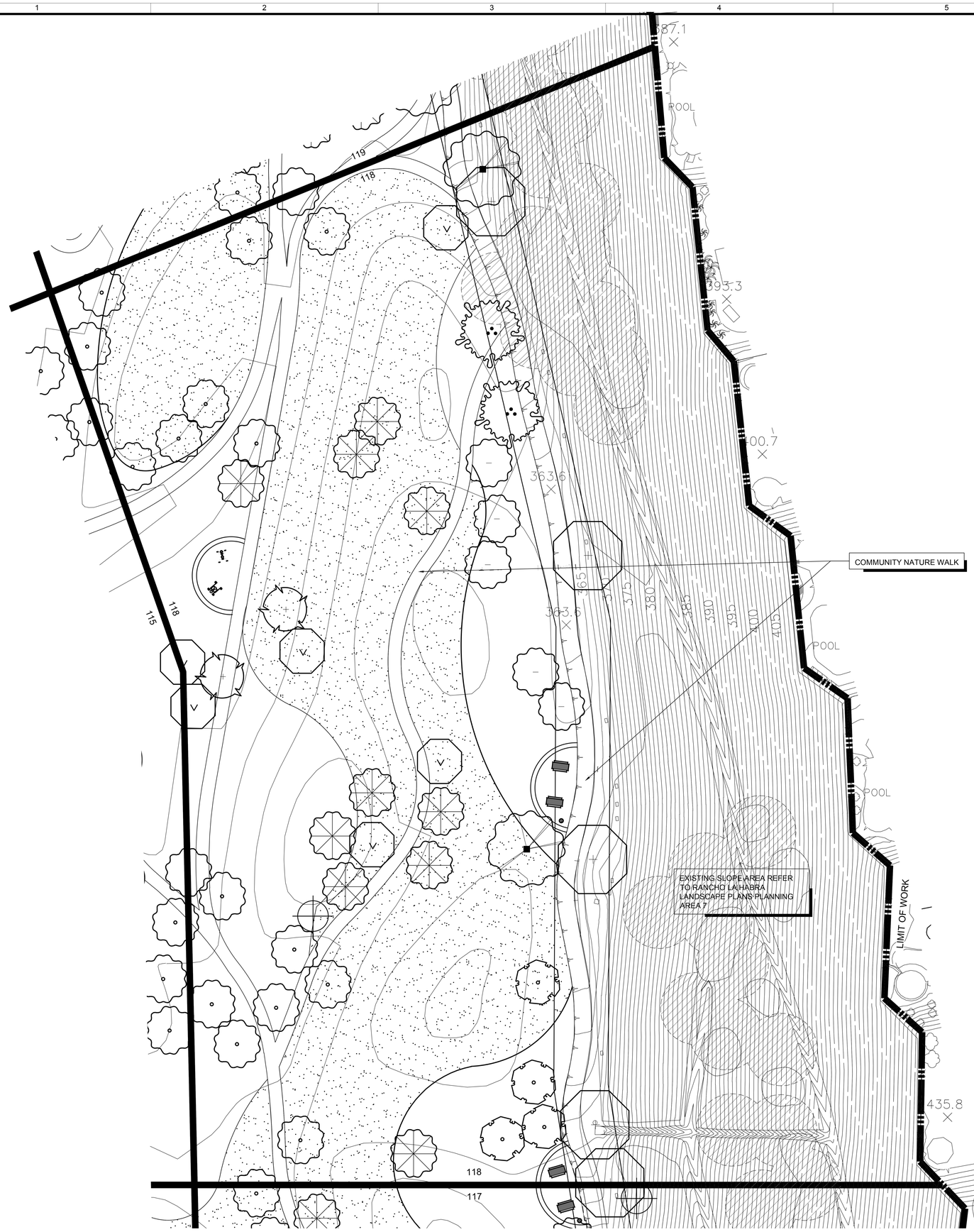

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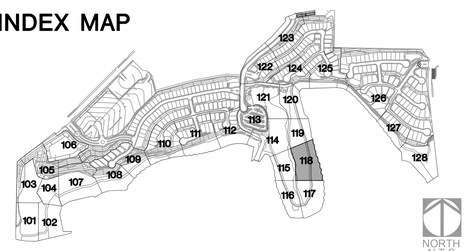

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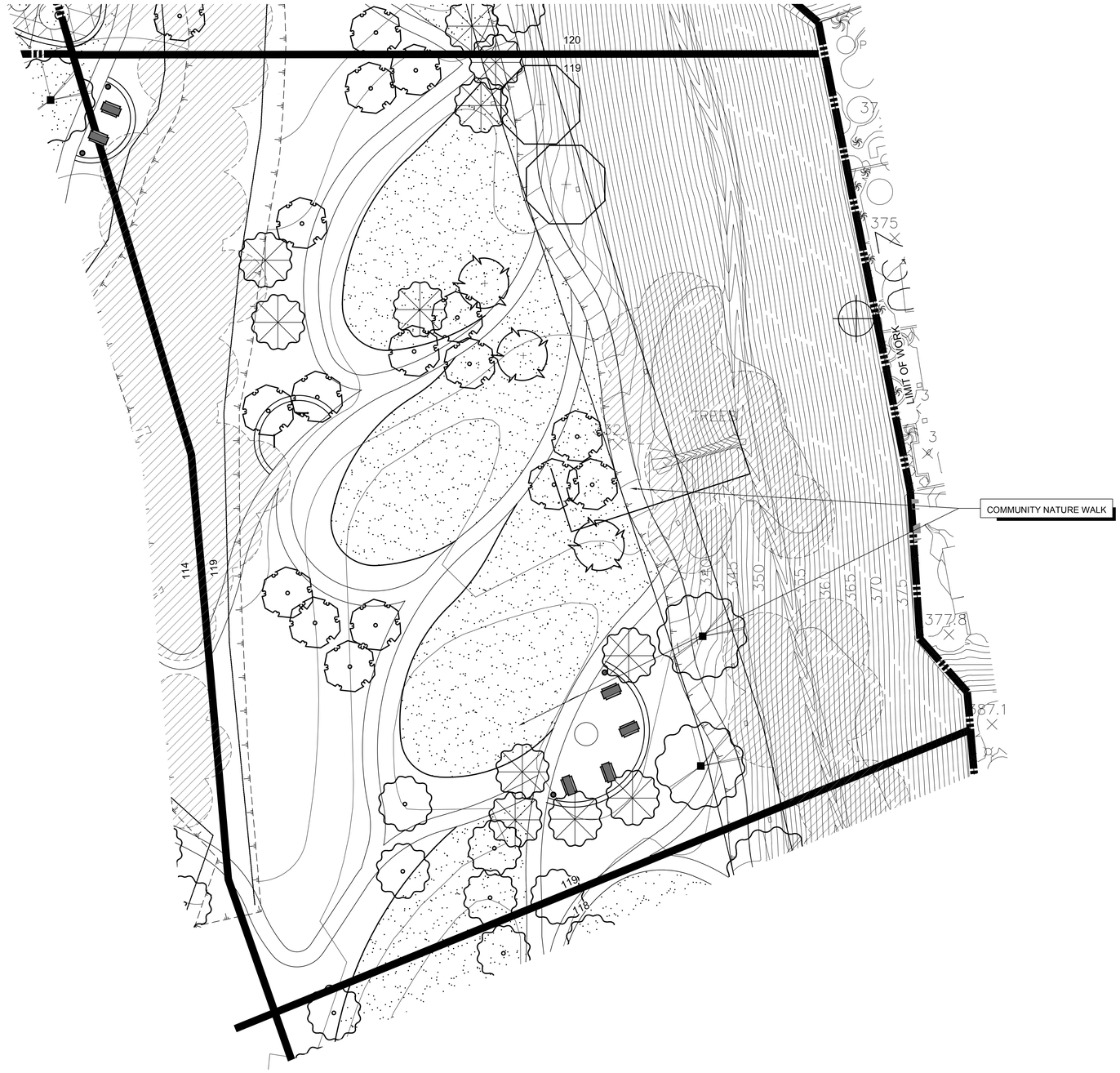

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	PLATANUS x. ACERIFOLIA 'YARWOOD'	YARWOOD LONDON PLANE TREE
	PLATANUS x. ACERIFOLIA 'COLUMBIA'	COLUMBIA LONDON PLANE TREE
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	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE
	QUERCUS AGRIFOLIA	COAST LIVE OAK
	QUERCUS ILEX	HOLLY OAK
	QUERCUS SUBER	CORK OAK
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK
	SAMBUCUS MEXICANA	MEXICAN ELDERBERRY
	SALIX EXIGUA	NARROWLEAF WILLOW
	SALIX GOODDINGII	GOODDINGS WILLOW
	SALIX LAEVIGATA	RED WILLOW
	SALIX LASIOLEPIS	ARROYO WILLOW
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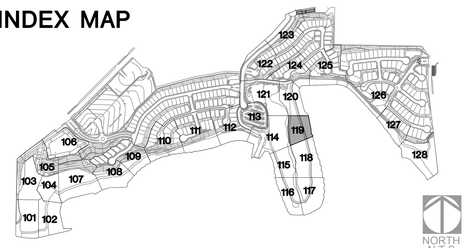
ADD SUBDRAIN AT PALMS AND OLIVES PER DETAIL D, SHEET L.4.301

NORTH

0 20 40

SCALE: 1"=20'-0"

INDEX MAP



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RANCHO LA HABRA - PA 6
VESTING TENTATIVE
TRACT NO. 17845

COMMUNITY PLANTING PLANS

PROJECT

DATE	DESCRIPTION
2020-08-16	REVISION DESIGN DEVELOPMENT

DESIGN DEVELOPMENT PLANS

JOB NUMBER:	1730227
ISSUE DATE:	11-10-17
DRAWN BY:	TW, SC, CF, AH
CHECKED BY:	DS

TITLE

OVERALL
TREE PLAN

SHEET

L.4.119

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COMMUNITY NATURE WALK

COMMUNITY NATURE WALK

COMMUNITY NATURE WALK

COMMUNITY NATURE WALK

EXISTING SLOPE AREA REFER TO RANCHO LA HABRA LANDSCAPE PLANS PLANNING AREA 7

EXISTING SLOPE AREA REFER TO RANCHO LA HABRA LANDSCAPE PLANS PLANNING AREA 7

RIPARIAN LANDSCAPE - REFER TO ENLARGEMENT L.4.134

RIPARIAN LANDSCAPE - REFER TO ENLARGEMENT L.4.134

LIMIT OF WORK

POOL

POOL

MASTER LANDSCAPE SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME
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	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW
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	LOPHOSTEMON CONFERTUS	BRISBANE BOX
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NORTH

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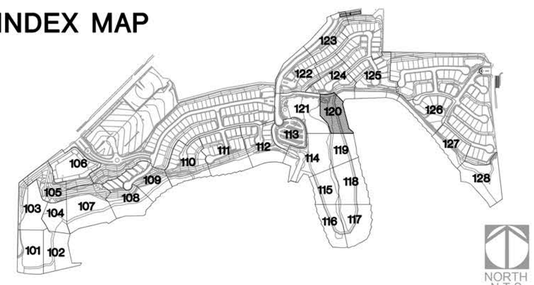
SCALE: 1"=20'-0"

INDEX MAP



NORTH
N.T.S.

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RANCHO LA HABRA - PA 6
VESTING TENTATIVE
TRACT NO. 17845

PROJECT

COMMUNITY PLANTING PLANS

DATE	DESCRIPTION
2020-08-16	REVISION DESIGN DEVELOPMENT

DESIGN DEVELOPMENT PLANS

JOB NUMBER:	1730227
ISSUE DATE:	11-10-17
DRAWN BY:	TW, SC, CF, AH
CHECKED BY:	DS

TITLE

OVERALL
TREE PLAN

SHEET

L.4.120

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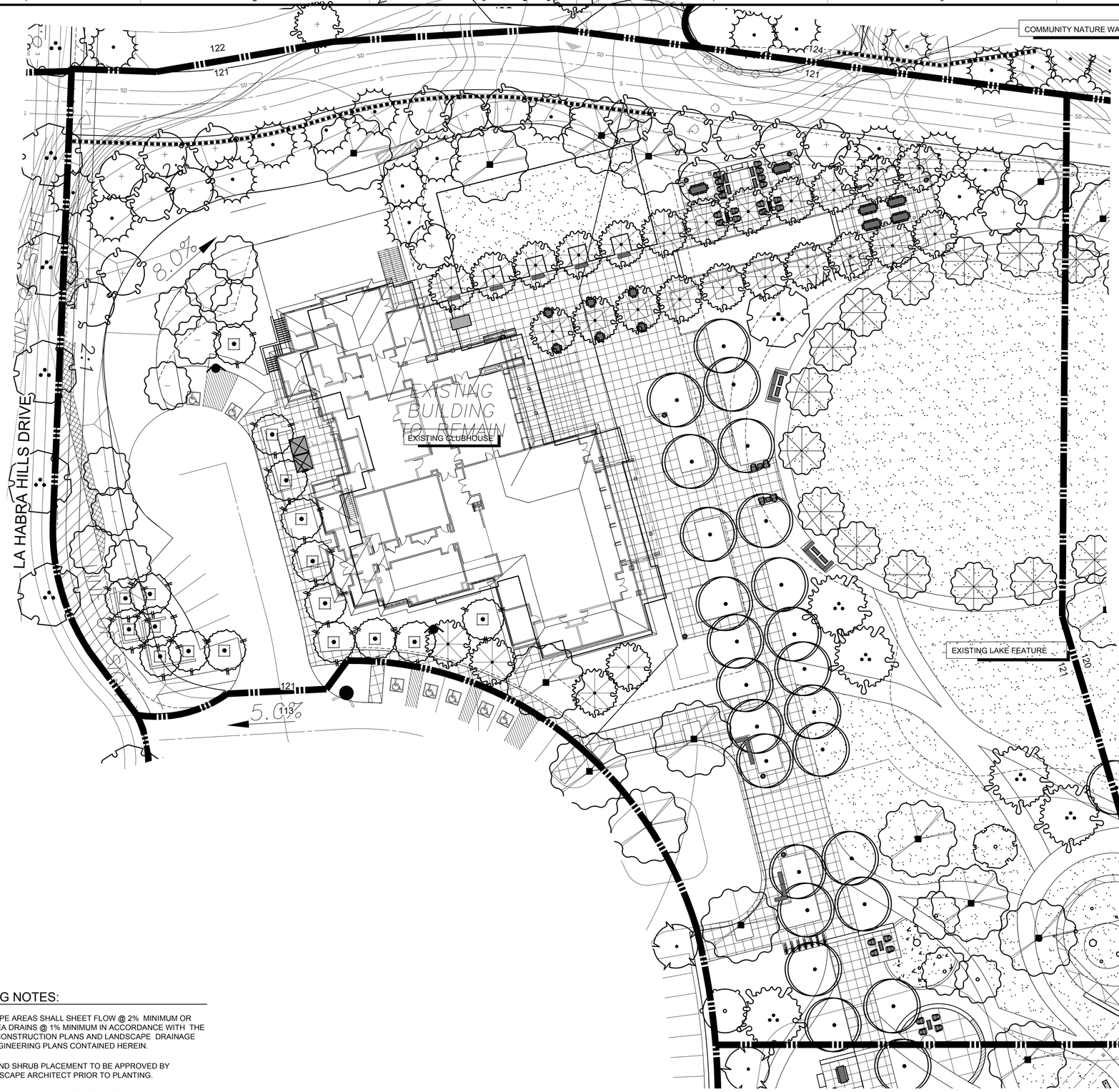

MASTER LANDSCAPE SCHEDULE

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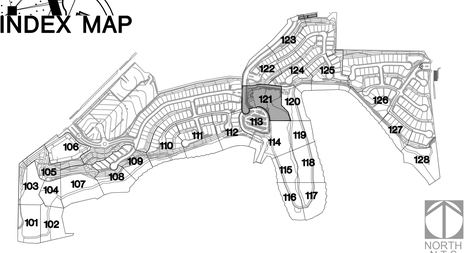
NORTH

0 20 40
SCALE: 1"=20'-0"

INDEX MAP



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RANCHO LA HABRA - PA 6
VESTING TENTATIVE
TRACT NO. 17845

COMMUNITY PLANTING PLANS

PROJECT

DATE	DESCRIPTION
2020-08-16	REVISION DESIGN DEVELOPMENT

DESIGN DEVELOPMENT PLANS

JOB NUMBER:	1730227
ISSUE DATE:	11-10-17
DRAWN BY:	TW, SC, CF, AH
CHECKED BY:	DS

TITLE

OVERALL
TREE PLAN

SHEET

L.4.121

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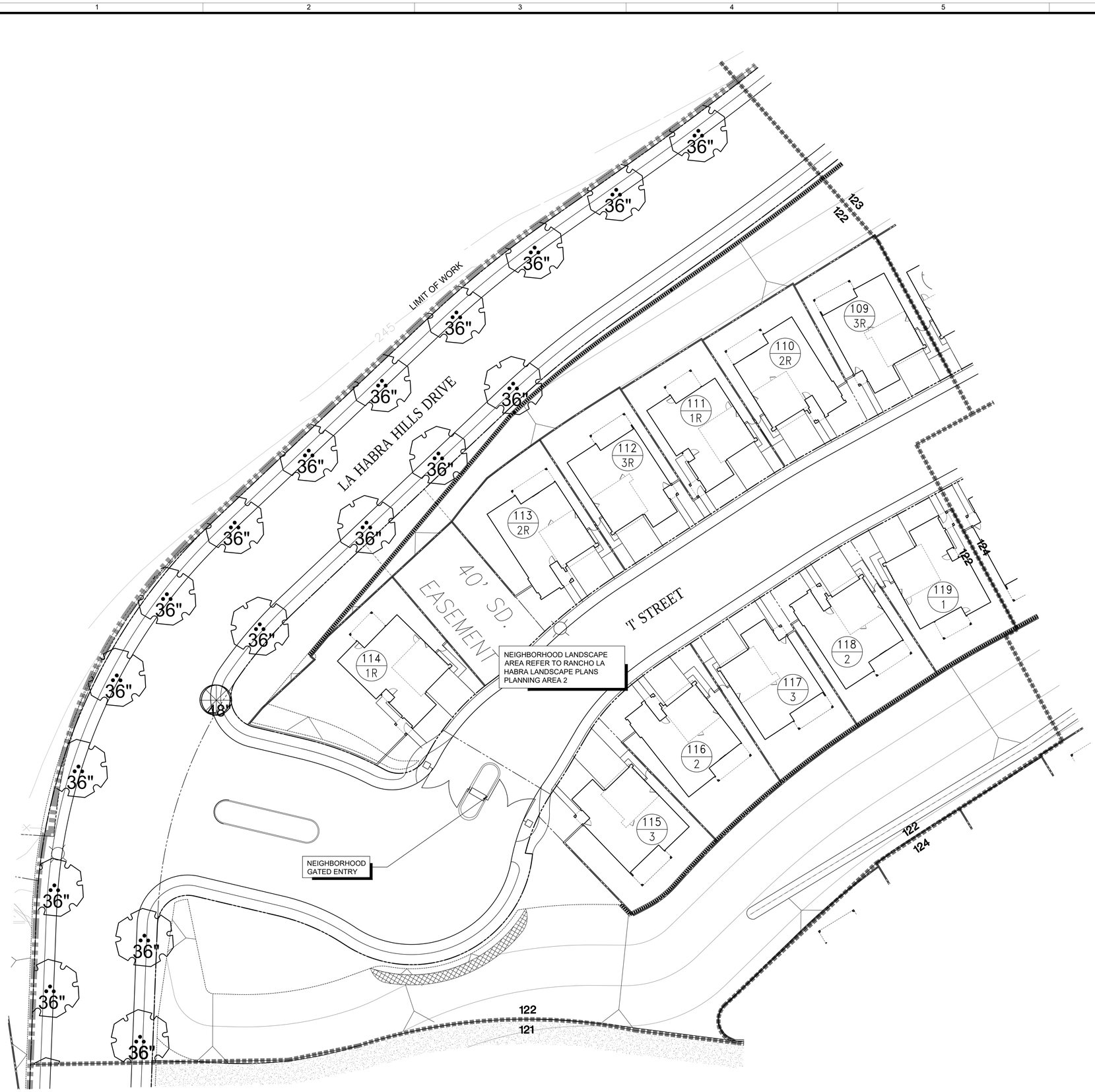

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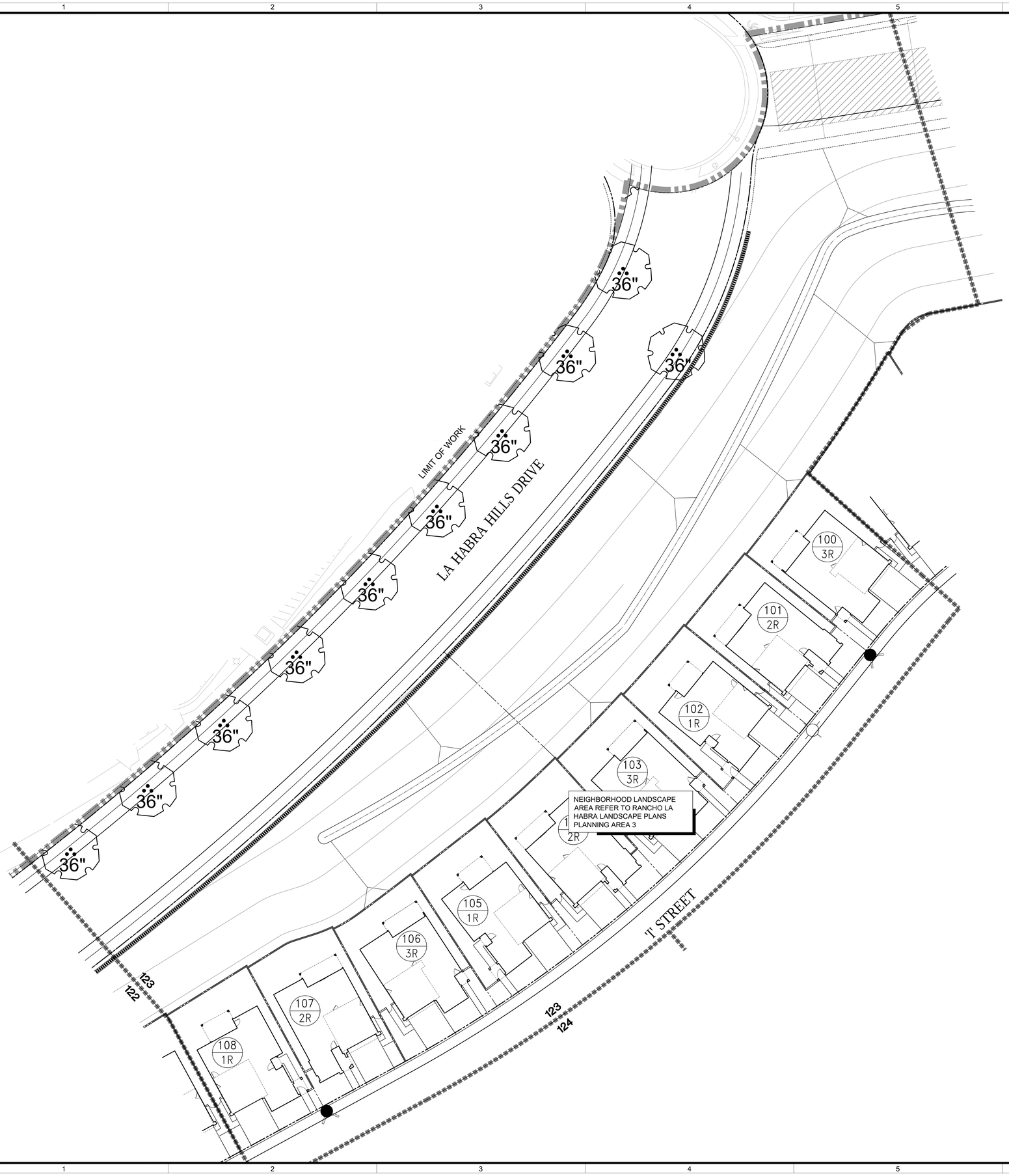

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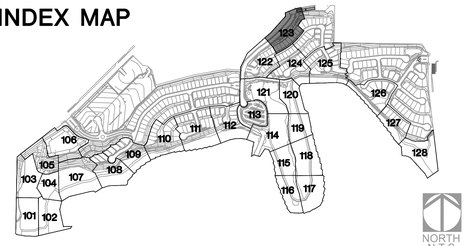
INDEX MAP



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PROJECT

RANCHO LA HABRA - PA 6
VESTING TENTATIVE
TRACT NO. 17845
CALATLANTIC GROUP

COMMUNITY PLANTING PLANS

DESCRIPTION	DATE

DESIGN DEVELOPMENT PLANS

JOB NUMBER:	1730227
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DRAWN BY:	TW, SC, CF, AH
CHECKED BY:	DS

TITLE

OVERALL
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L.4.123

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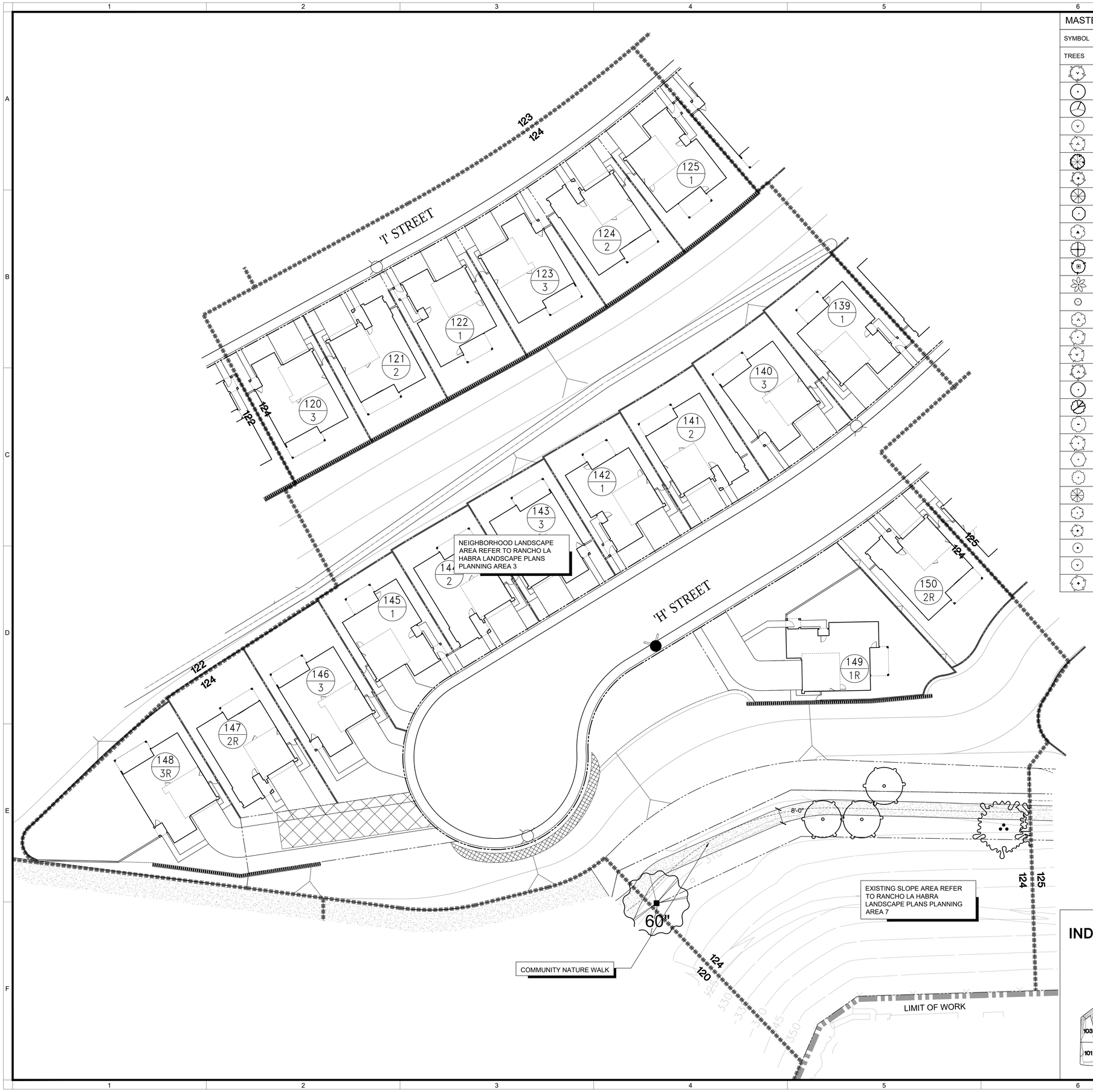

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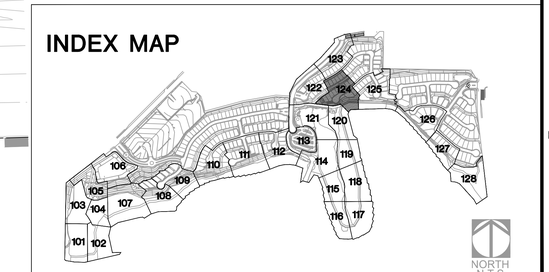
NORTH SCALE: 1"=20'-0" (0, 20, 40)

INDEX MAP



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PROJECT
RANCHO LA HABRA - PA 6
VESTING TENTATIVE
TRACT NO. 17845
CALATLANTIC GROUP

COMMUNITY PLANTING PLANS

DESCRIPTION	DATE
DESCRIPTION	DATE

DESIGN DEVELOPMENT PLANS

JOB NUMBER:	1730227
ISSUE DATE:	11-10-17
DRAWN BY:	TW, SC, CF, AH
CHECKED BY:	DS

TITLE
OVERALL
TREE PLAN

SHEET
L.4.124

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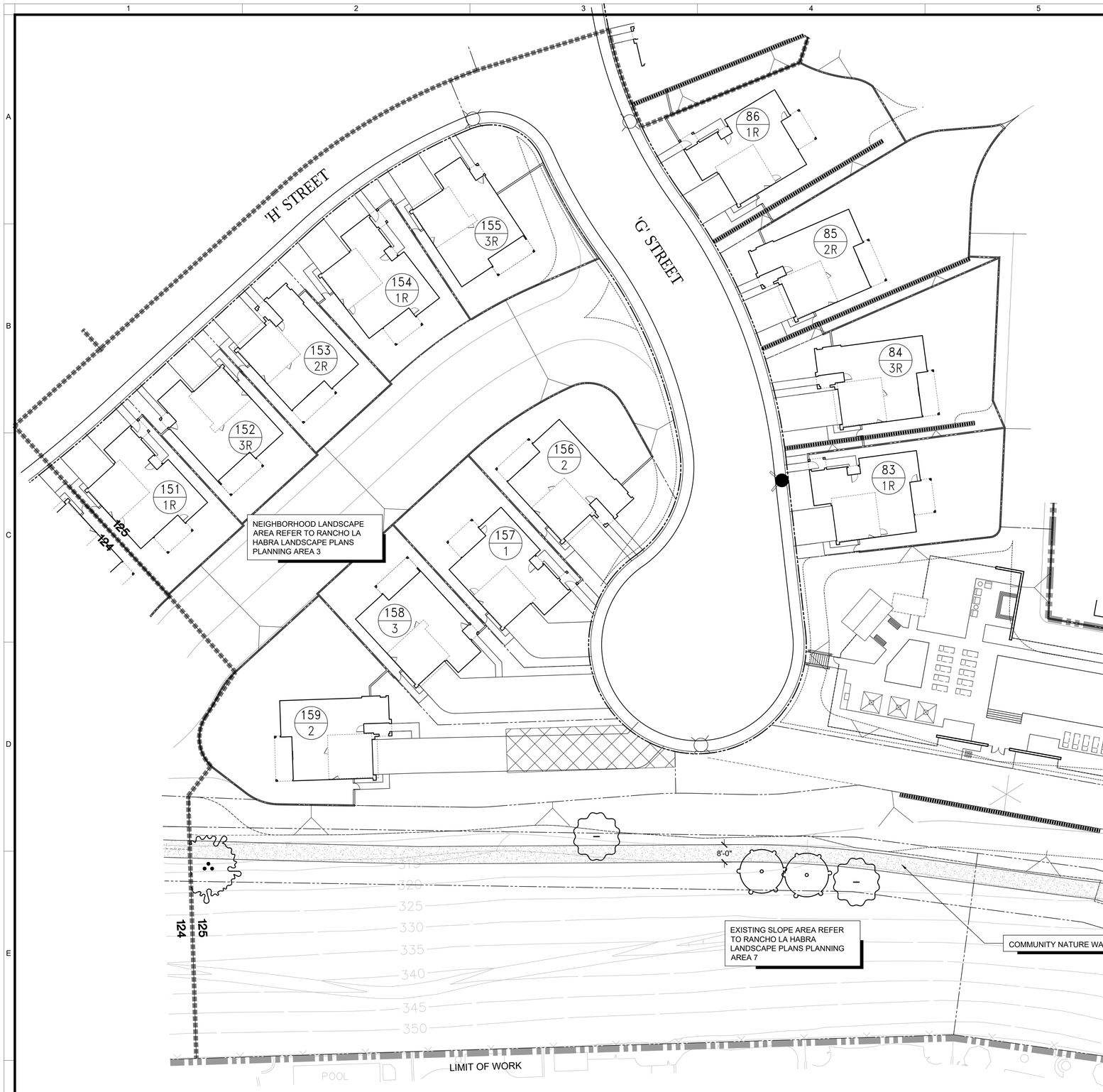

MASTER LANDSCAPE SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	AFROCARPUS GRACILIOR	YEW PINE
	ARBUTUS UNEDO	STRAWBERRY TREE
	CHITALPA X TASHKENTENSIS	MORNING CLOUD CHITALPA
	CINNAMOMUM CAMPHORA	CAMPHOR TREE
	CUPANIOPSIS ANACARDIOIDES	CARROTWOOD
	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW
	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE
	LIGUSTRUM LUCIDUM	GLOSSY PRIVET
	LOPHOSTEMON CONFERTUS	BRISBANE BOX
	MELALEUCA LINARIFOLIA	FLAX LEAF PAPERBARK
	MELALEUCA QUINQUENERVIA	CAJEPUT TREE
	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL OLIVE TREE
	PHEONIX DACTYLIFERA 'MEDJOOL'	MEDJOOL DATE PALM
	PINUS BRUTIA VAR. ELDARICA	AFGHAN PINE
	PLATANUS x. ACERIFOLIA 'YARWOOD'	YARWOOD LONDON PLANE TREE
	PLATANUS x. ACERIFOLIA 'COLUMBIA'	COLUMBIA LONDON PLANE TREE
	PLATANUS x. HISPANICA 'BLOODGOLD'	BLOODGOOD LONDON PLANE TREE
	PLATANUS MEXICANA	MEXICAN SYCAMORE
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE
	QUERCUS AGRIFOLIA	COAST LIVE OAK
	QUERCUS ILEX	HOLLY OAK
	QUERCUS SUBER	CORK OAK
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK
	SAMBUCUS MEXICANA	MEXICAN ELDERBERRY
	SALIX EXIGUA	NARROWLEAF WILLOW
	SALIX GOODDINGII	GOODDINGS WILLOW
	SALIX LAEVIGATA	RED WILLOW
	SALIX LASIOLEPIS	ARROYO WILLOW
	SALIX LUCIDA	SHINING WILLOW
	UMBELLULARIA CALIFORNICA	CALIFORNIA BAY TREE

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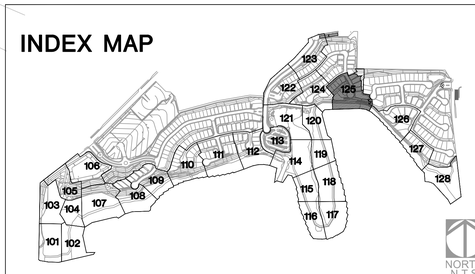
NORTH

0 20 40

SCALE: 1"=20'-0"

INDEX MAP



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RANCHO LA HABRA - PA 6
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TRACT NO. 17845
CALATLANTIC GROUP

PROJECT

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TITLE

OVERALL
TREE PLAN

SHEET

L.4.125

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MASTER LANDSCAPE SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
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	CHITALPA X TASHKENTENSIS	MORNING CLOUD CHITALPA
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NORTH

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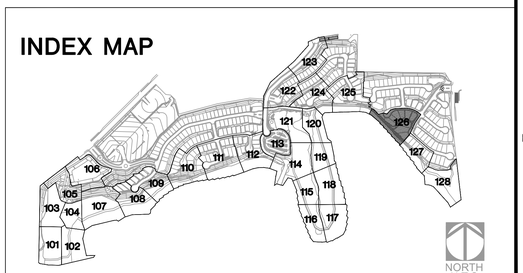

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STATE OF CALIFORNIA
No. 5646
Signature
Date 10-10-18
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PROJECT

RANCHO LA HABRA - PA 6
VESTING TENTATIVE
TRACT NO. 17845
CALATLANTIC GROUP

COMMUNITY PLANTING PLANS

DESCRIPTION	DATE

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CHECKED BY:	DS

TITLE

OVERALL
TREE PLAN

SHEET

L.4.126

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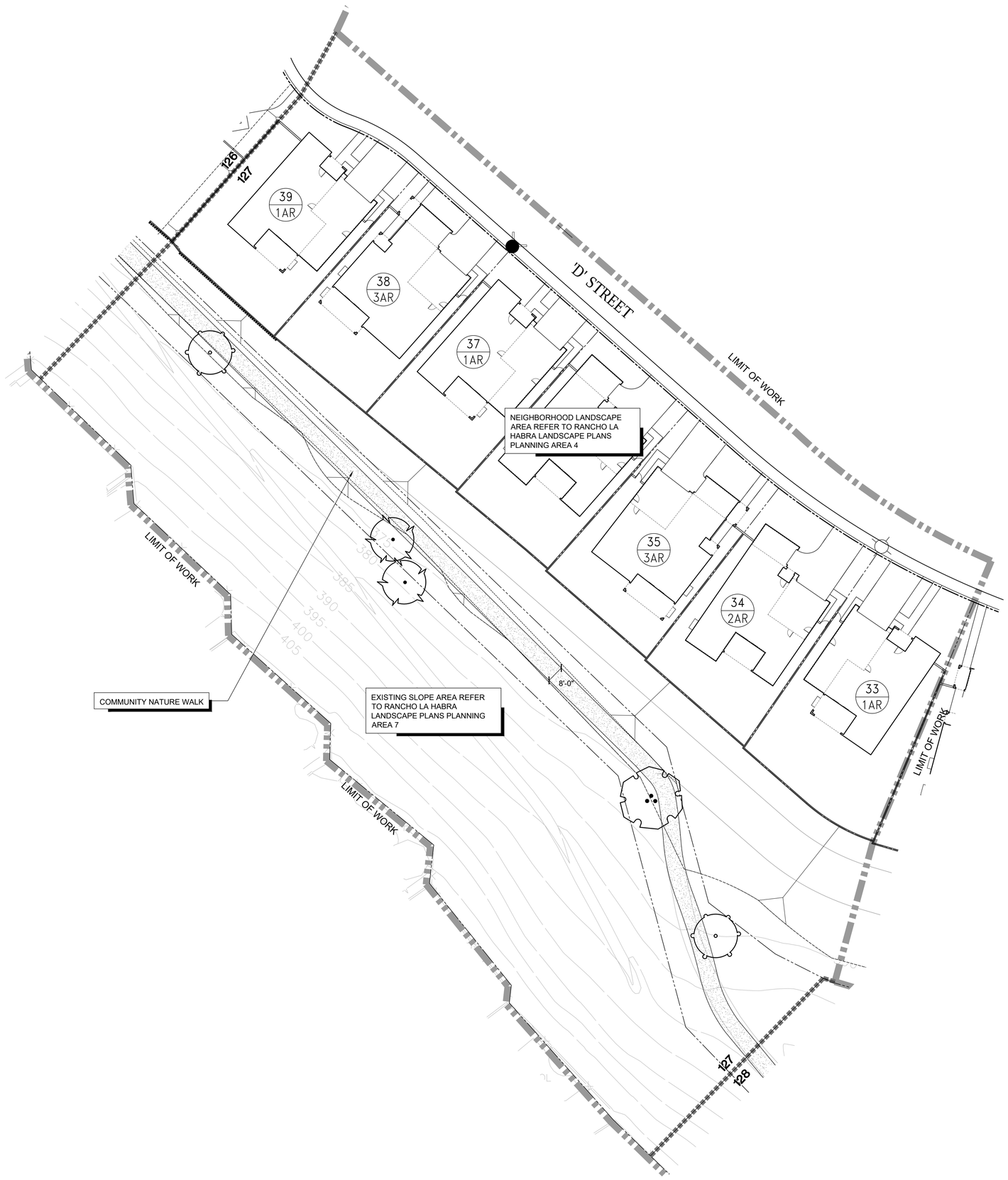

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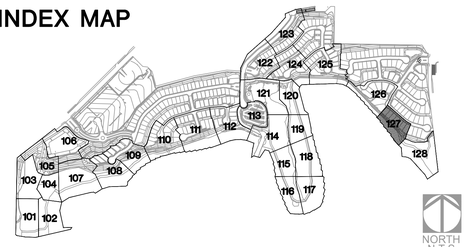
NORTH

0 20 40

SCALE: 1"=20'-0"

INDEX MAP



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RANCHO LA HABRA - PA 6
VESTING TENTATIVE
TRACT NO. 17845
CALATLANTIC GROUP

COMMUNITY PLANTING PLANS

PROJECT

DESCRIPTION	DATE
DESCRIPTION	DATE

DESIGN DEVELOPMENT PLANS

JOB NUMBER:	1730227
ISSUE DATE:	11-10-17
DRAWN BY:	TW, SC, CF, AH
CHECKED BY:	DS

TITLE

OVERALL
TREE PLAN

SHEET

L.4.127

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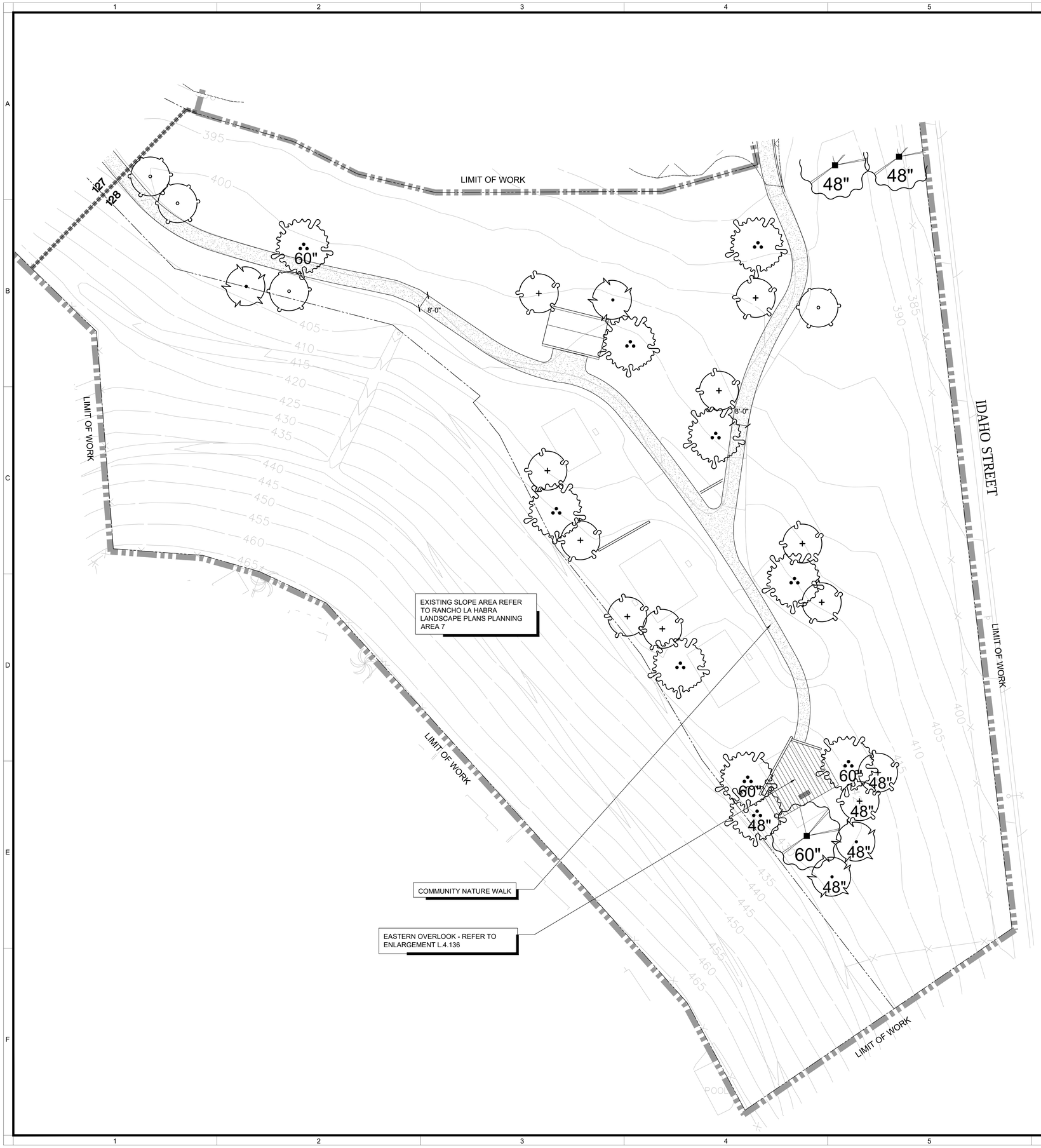

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NORTH

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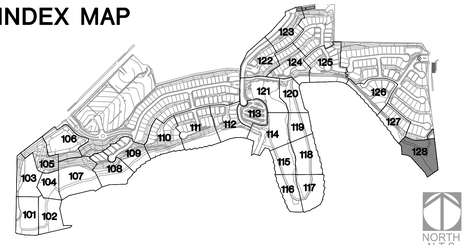

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TITLE

OVERALL
TREE PLAN

SHEET

L.4.128

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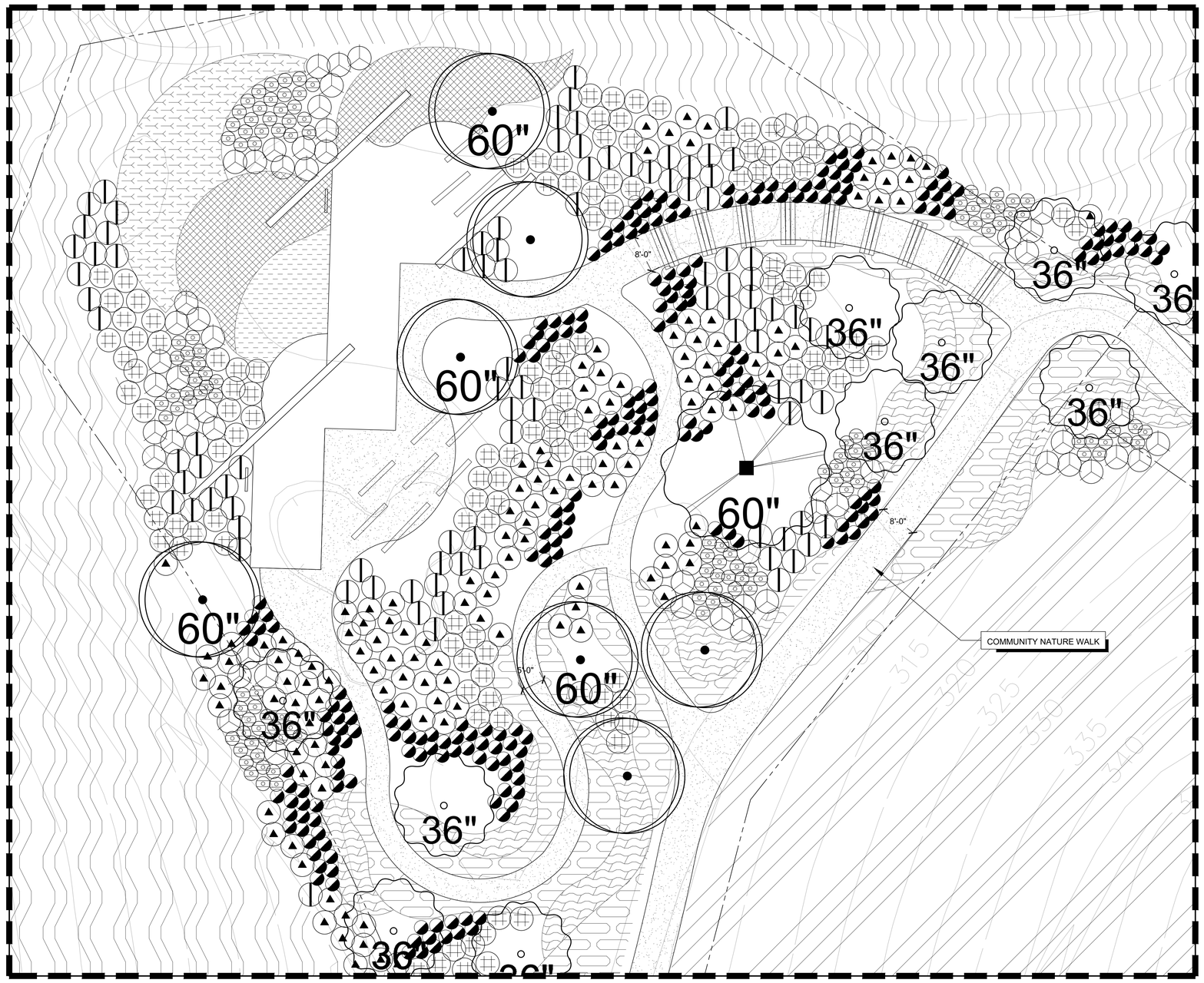

ENLARGEMENT BOUNDARY

LANDSCAPE SCHEDULE - HABITAT OVERLOOK

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.
TREES			REFER TO PLANTING LEGEND ON SHEET L.4.000 FOR TREE QUANTITIES
	PLATANUS RACEMOSA	PLATANUS RACEMOSA	
	QUERCUS AGRIFOLIA	COAST LIVE OAK	
	SAMBUCUS MEXICANA	MEXICAN ELDERBERRY	
SHRUBS AND GROUNDCOVERS			
	ARISTIDA PURPUREA	PURPLE THREE AWN	--
	BACCHARIS CONSANGUINEA	COYOTE BRUSH	0
	BACCHARIS PILULARIS 'PIGEON POINT'	DWARF COYOTE BRUSH	0
	ENCELIA CALIFORNICA	COAST SUNFLOWER	250
	ERIOGONUM FASCICULATUM	CALIFORNIA BUCKWHEAT	137
	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	--
	FESTUCA MICROSTACHYS	SMALL FESCUE	--
	ISOCOMA MENZIESII	MENZIE'S GOLDENBRUSH	--
	LASTHENIA CALIFORNICA	CALIFORNIA GOLDFIELD	--
	LEYMUS TRITICOIDES	CREEPING WILD RYE	--
	LUPINUS BICOLOR	MINIATURE LUPINE	--
	MIMULUS AURANTIACUS	STICKY MONKEY FLOWER	0
	BACCHARIS 'STARN'	STARN COYOTE BRUSH	61
	RHUS INTEGRIFOLIA	LEMONADE BERRY	0
	SALVIA CLEVELANDII	CLEVELAND SAGE	124
	SALVIA MELLIFERA	BLACK SAGE	96
	SISYRINCHIUM BELLUM	WESTERN BLUE-EYED GRASS	--
	EXISTING SLOPE PLANTING TO REMAIN		--
	EXISTING SLOPE FIRE FUEL MOD		--
	PENNISETUM ORIENTALE 'TALL TAILS'	TALL TAIL FOUNTAIN GRASS	127

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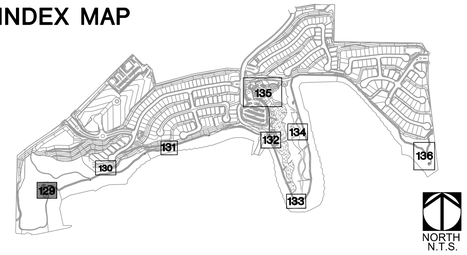

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PROJECT

RANCHO LA HABRA - PA 6
VESTING TENTATIVE
TRACT NO. 17845
CALATLANTIC GROUP

COMMUNITY PLANTING PLANS

DESCRIPTION	DATE

DESIGN DEVELOPMENT PLANS

JOB NUMBER:	1730227
ISSUE DATE:	11-10-17
DRAWN BY:	TW, SC, CF, AH
CHECKED BY:	DS

TITLE

PLANTING ENLARGEMENT HABITAT OVERLOOK

SHEET

L.4.129

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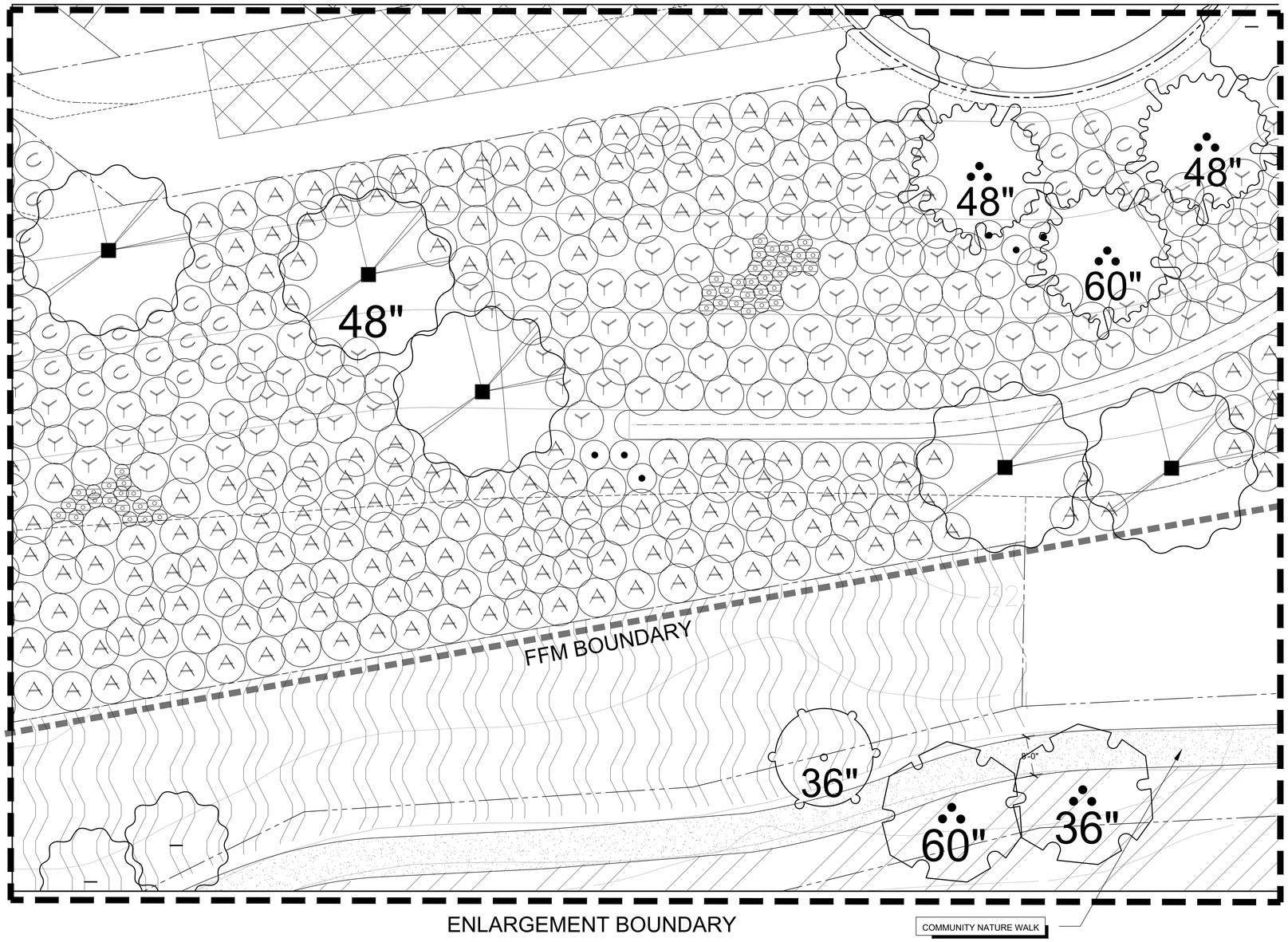


LANDSCAPE SCHEDULE - FIRE FUEL MOD

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.
TREES			
	PLATANUS ACER 'YARWOOD'	PLATANUA ACER 'YARWOOD'	REFER TO PLANTING LEGEND ON SHEET L.4.000 FOR TREE QUANTITIES
	PLATANUS MEXICANA	MEXICAN SYCAMORE	
	QUERCUS SUBER	QUERCUS SUBER	
	QUERCUS ILEX	QUERCUS ILEX	
	QUERCUS VIRGINIANA	QUERCUS VIRGINIANA	
SHRUBS AND GROUNDCOVERS			
	ACACIA REDOLENS 'DESERT CARPET'	PROSTRATE ACACIA	206
			27
	RHAMUS CALIFORNICA 'EVE CASE'	COFFEEBERRY	6
	RHUS INTEGRIFOLIA	LEMONADE BERRY	0
	IVA HAYESIANA	POVERTY WEED	125
	EXISTING SLOPE PLANTING TO REMAIN		--
	PENNISETUM ORIENTALE 'TALL TAILS'	TALL TAIL FOUNTAIN GRASS	47

PLANTING NOTES:

ALL LANDSCAPE AREAS SHALL SHEET FLOW @ 2% MINIMUM OR DRAIN TO AREA DRAINS @ 1% MINIMUM IN ACCORDANCE WITH THE LANDSCAPE CONSTRUCTION PLANS AND LANDSCAPE DRAINAGE AND CIVIL ENGINEERING PLANS CONTAINED HEREIN.

FINAL TREE AND SHRUB PLACEMENT TO BE APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO PLANTING.

( ) TYP. FLOWLINE/DIRECTION OF DRAINAGE @ 1% MIN. SEE CIVIL ENG. PLANS.

ALL SHRUB PLANTING AREAS TO BE MULCHED WITH A THREE (3") INCH LAYER OF MULCH.

FOREST FLOOR MULCH 1/2"-1 1/2" APPEARANCE GRADE. AGUINAGUA FERTILIZER CO. PHONE: (949)786-9558

ALL TREES THAT ARE CLOSER THAN FIVE FEET (5') TO HARDSCAPE ELEMENTS SHALL BE PLANTED WITH AN OWNER AND AGENCY APPROVED LINEAR ROOT BARRIER.

G INDICATES LINEAR ROOT BARRIER PER DETAIL C, SHEET L.4.301

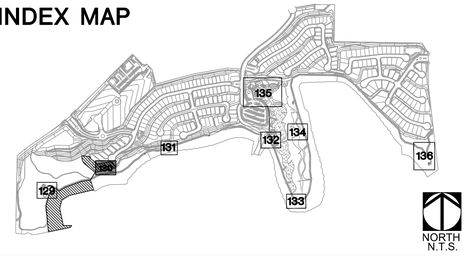
ADD SUBDRAIN AT PALMS AND OLIVES PER DETAIL D, SHEET L.4.301

NORTH

0 20 40

SCALE: 1"=10'-0"

INDEX MAP



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DAVA B. SEELIG
1846
Signature
Date
Expires 4-30-19
STATE OF CALIFORNIA

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PROJECT

RANCHO LA HABRA - PA 6
VESTING TENTATIVE
TRACT NO. 17845
CALATLANTIC GROUP

COMMUNITY PLANTING PLANS

DATE	DESCRIPTION	DATE	DESCRIPTION

DESIGN DEVELOPMENT PLANS

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PLANTING ENLARGEMENT FIRE FUEL MOD

SHEET

L.4.130

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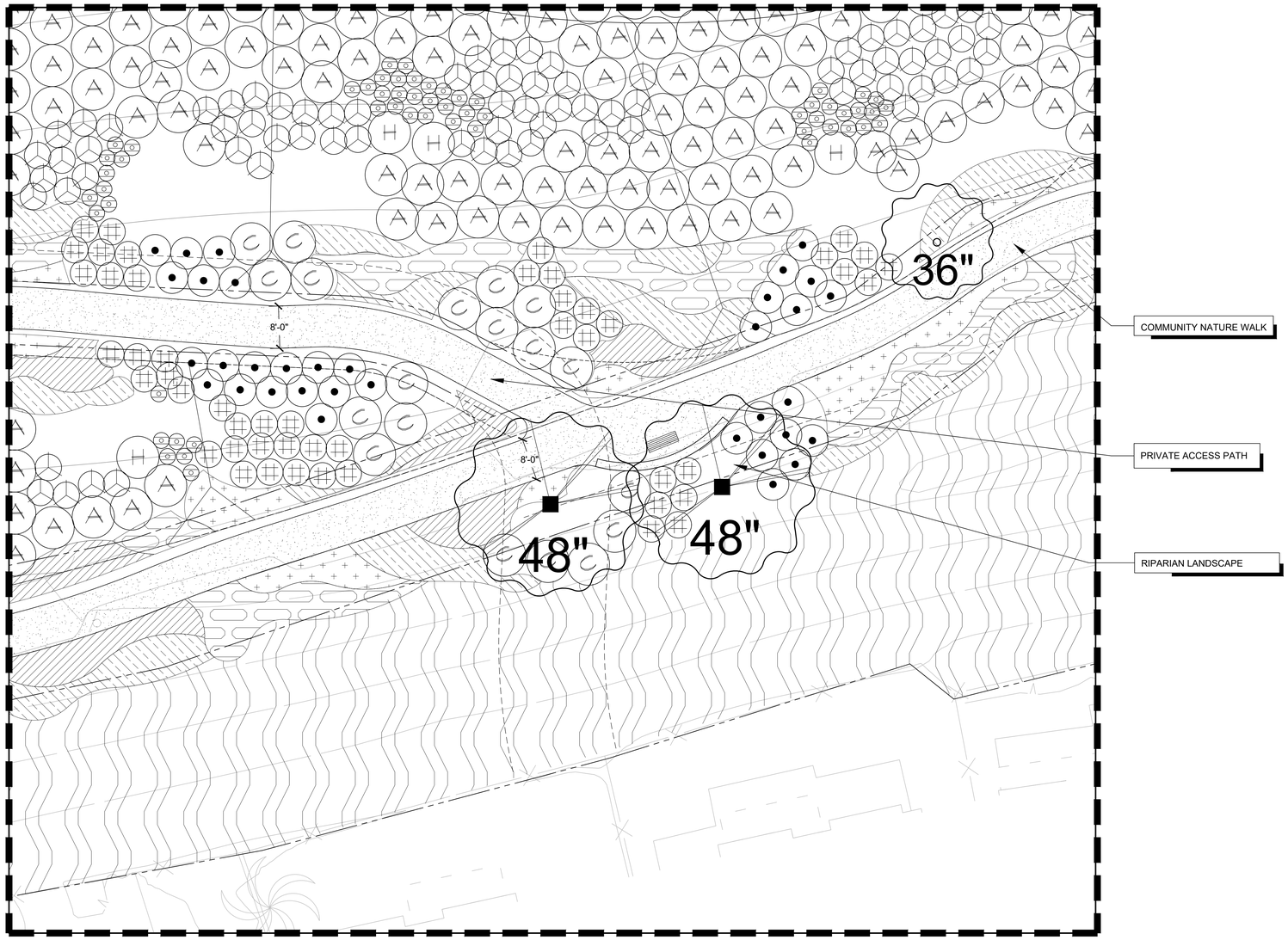

ENLARGEMENT BOUNDARY

LANDSCAPE SCHEDULE - TRAIL INTERSECTION

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.
TREES			REFER TO PLANTING LEGEND ON SHEET L.4.000 FOR TREE QUANTITIES
	QUERCUS AGRIFOLIA	COAST LIVE OAK	
	SAMBUCUS MEXICANA	MEXICAN ELDERBERRY	
SHRUBS AND GROUNDCOVERS			
	ACACIA REDOLENS 'DESERT CARPET'	PROSTRATE ACACIA	87
	CAREX DIVULSA	BERKELEY SEDGE	--
	CEANOTHUS THYRSIFLORUS VAR. GRISEUS 'YANKEE POINT'	YANKEE POINT CEANOTHUS	19
	FESTUCA MAIREI	ATLAS FESCUE	--
	HETEROMELES ARBUTIFOLIA	TOYON	4
	LEYMUS TRITICOIDES	CREEPING WILD RYE	--
	BACCHARIS 'STARN'	STARN COYOTE BRUSH	72
	PENNISETUM SPATHIOLATUM	SLENDER VELDT GRASS	--
	RHAMUS CALIFORNICA 'EVE CASE'	COFFEEBERRY	34
	RHUS INTEGRIFOLIA	LEMONADE BERRY	0
	SALVIA CLEVELANDII	BLUE SAGE	49
	EXISTING SLOPE PLANTING TO REMAIN		--
	PENNISETUM ORIENTALE 'TALL TAILS'	TALL TAIL FOUNTAIN GRASS	57

PLANTING NOTES:

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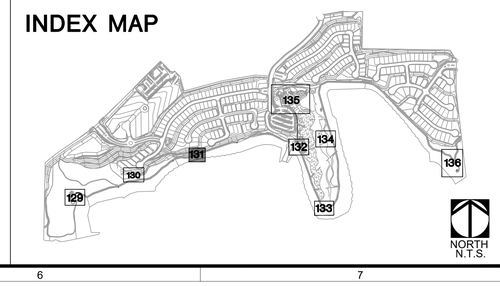
ADD SUBDRAIN AT PALMS AND OLIVES PER DETAIL D, SHEET L.4.301

NORTH

0 10 20

SCALE: 1"=10'-0"

INDEX MAP



NOTE:

HATCH REPRESENTED ON INDEX MAP DEFINES BOUNDARY OF TYPICAL PLANTING CONDITIONS ON THIS SHEET.

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PROJECT

RANCHO LA HABRA - PA 6
VESTING TENTATIVE
TRACT NO. 17845
CALATLANTIC GROUP

COMMUNITY PLANTING PLANS

DATE	DESCRIPTION	DATE	DESCRIPTION

DESIGN DEVELOPMENT PLANS

JOB NUMBER:	1730227
ISSUE DATE:	11-10-17
DRAWN BY:	TW, SC, CF, AH
CHECKED BY:	DS

TITLE

PLANTING ENLARGEMENT TRAIL INTERSECTION

SHEET

L.4.131

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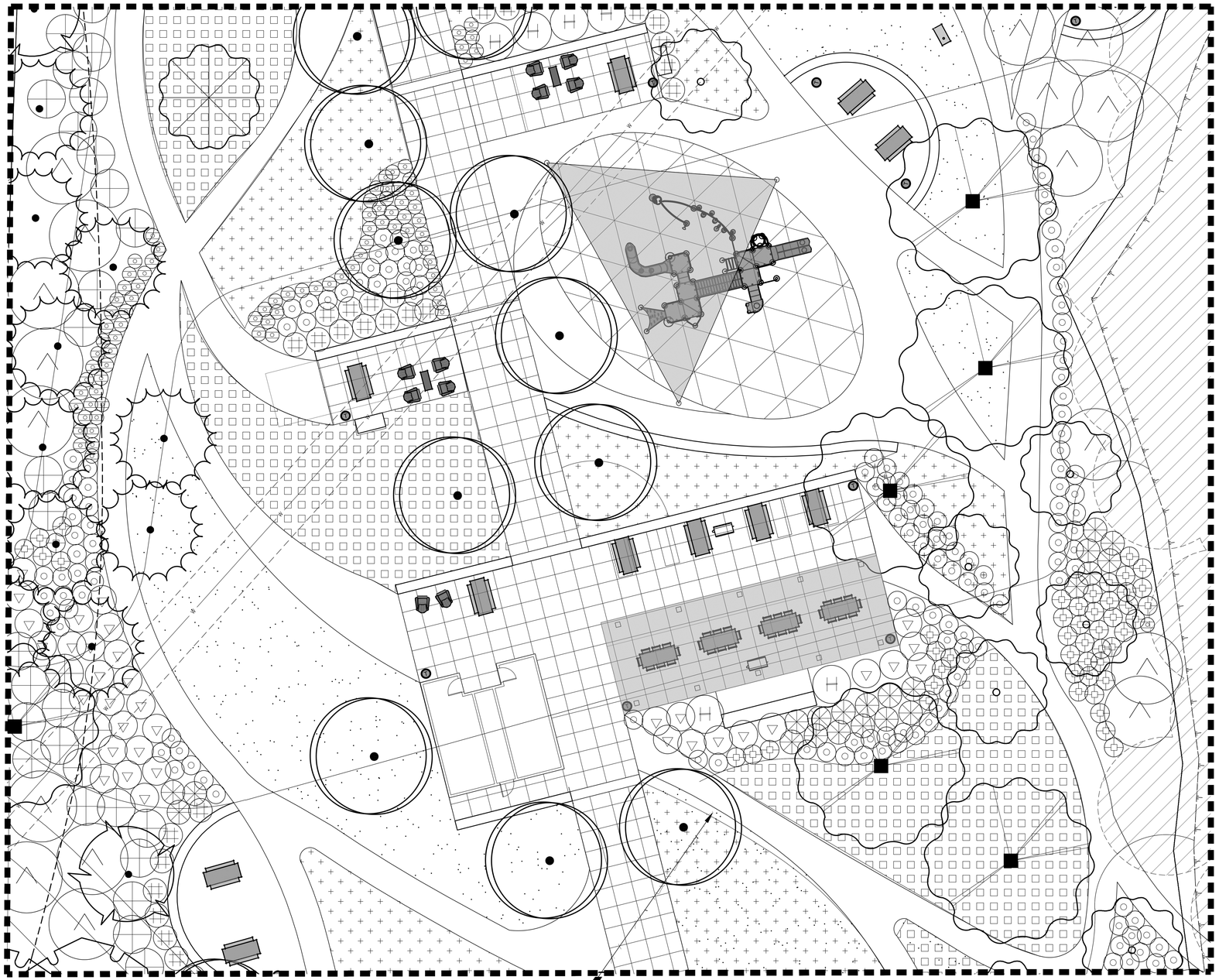

ENLARGEMENT BOUNDARY

LANDSCAPE SCHEDULE - TOT LOT

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.
TREES			REFER TO PLANTING LEGEND ON SHEET L.4.000 FOR TREE QUANTITIES
	PLATANUS RACEMOSA	PLATANUS RACEMOSA	
	PLATANUS MEXICANA	PLATANUS MEXICANA	
	QUERCUS ILEX	HOLLY OAK	
	QUERCUS SUBER	QUERCUS SUBER	
SHRUBS AND GROUNDCOVERS			
	CAREX DIVULSA	BERKELEY SEDGE	--
	CEANOTHUS THYRSIFLORUS VAR. GRISEUS 'YANKEE POINT'	YANKEE POINT CEANOTHUS	6
	HETEROMELES ARBUTIFOLIA	TOYON	3
	LEYMUS TRITICOIDES	CREEPING WILD RYE	--
	RHUS INTEGRIFOLIA	LEMONADE BERRY	0
	SALVIA CLEVELANDII	CLEVELAND SAGE	43
	EXISTING SLOPE PLANTING TO REMAIN		--
	PENNISETUM ORIENTALE 'TALL TAILS'	TALL TAIL FOUNTAIN GRASS	43

PLANTING NOTES:

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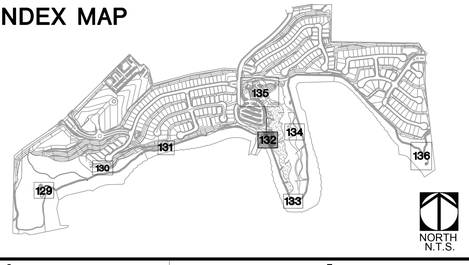
ADD SUBDRAIN AT PALMS AND OLIVES PER DETAIL D, SHEET L.4.301

NORTH

0 10 20

SCALE: 1"=10'-0"

INDEX MAP



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PROJECT

RANCHO LA HABRA - PA 6
VESTING TENTATIVE
TRACT NO. 17845

COMMUNITY PLANTING PLANS

DATE	DESCRIPTION
2020-08-16	REVISION DESIGN DEVELOPMENT

DESIGN DEVELOPMENT PLANS

JOB NUMBER:	1730227
ISSUE DATE:	11-10-17
DRAWN BY:	TW, SC, CF, AH
CHECKED BY:	DS

TITLE

PLANTING ENLARGEMENT TOT LOT

SHEET

L.4.132

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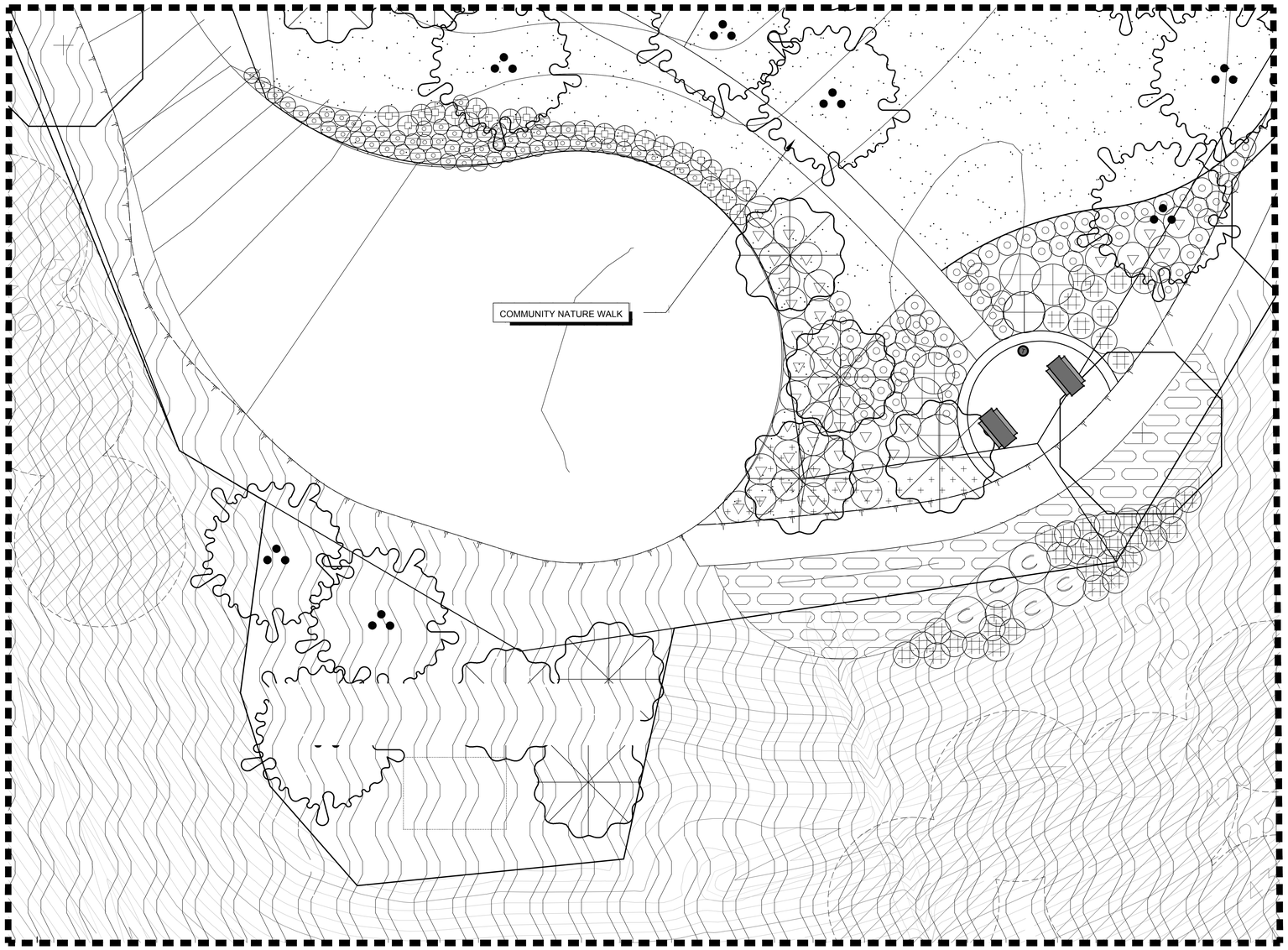

ENLARGEMENT BOUNDARY

LANDSCAPE SCHEDULE - PUBLIC PARK OVERLOOK

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.
TREES			REFER TO PLANTING LEGEND ON SHEET L.4.000 FOR TREE QUANTITIES
	PLATANUS MEXICANA	MEXICAN SYCAMORE	
	PLATANUS RACEMOSA	PLATANUS RACEMOSA	
	QUERCUS AGRIFOLIA	COAST LIVE OAK	
	QUERCUS ILEX	HOLLY OAK	
	QUERCUS SUBER	CORK OAK	
	SALIX EXIGUA	NARROWLEAF WILLOW	
	UMBELLULARIA CALIFORNICA	CALIFORNIA BAY TREE	
SHRUBS AND GROUNDCOVERS			
	ACACIA REDOLENS 'DESERT CARPET'	PROSTRATE ACACIA	0
	CAREX DIVULSA	BERKELEY SEDGE	--
	CEANOTHUS THYRSIFLORUS VAR. GRISEUS 'YANKEE POINT'	YANKEE POINT CEANOTHUS	18
	FESTUCA MAIREI	ATLAS FESCUE	--
	HETEROMELES ARBUTIFOLIA	TOYON	0
	LEYMUS TRITICOIDES	CREEPING WILD RYE	--
	MUHLENBERGIA CAPILLARIS	PINK MUHLYGRASS	125
	BACCHARIS 'STARN'	STARN COYOTE BRUSH	7
	PENNISETUM SPATHIOLATUM	SLENDER VELDT GRASS	--
	RHAMUS CALIFORNICA 'EVE CASE'	COFFEEBERRY	10
	RHUS INTEGRIFOLIA	LEMONADE BERRY	0
	SALVIA CLEVELANDII	BLUE SAGE	93
	EXISTING SLOPE PLANTING TO REMAIN		--
	JUNCUS TEXTILIS	BASKET RUSH	28
	JUNCUS PATENS	CALIFORNIA GRAY RUSH	43
	LEYMUS CONDENSATUS 'CANYON PRINCE'	CANYON PRINCE GIANT WILD RYE	17
	PENNISETUM ORIENTALE 'TALL TAILS'	TALL TAIL FOUNTAIN GRASS	53

PLANTING NOTES:

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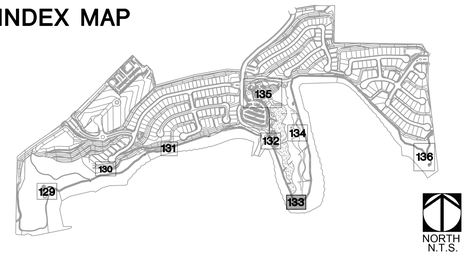
NORTH

0 10 20

SCALE: 1"=10'-0"

INDEX MAP



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RANCHO LA HABRA - PA 6
VESTING TENTATIVE
TRACT NO. 17845

PROJECT

COMMUNITY PLANTING PLANS

DATE	DESCRIPTION
2020-08-16	REVISION DESIGN DEVELOPMENT

DESIGN DEVELOPMENT PLANS

JOB NUMBER:	1730227
ISSUE DATE:	11-10-17
DRAWN BY:	TW, SC, CF, AH
CHECKED BY:	DS

TITLE

PLANTING ENLARGEMENT PUBLIC PARK OVERLOOK

SHEET

L.4.133

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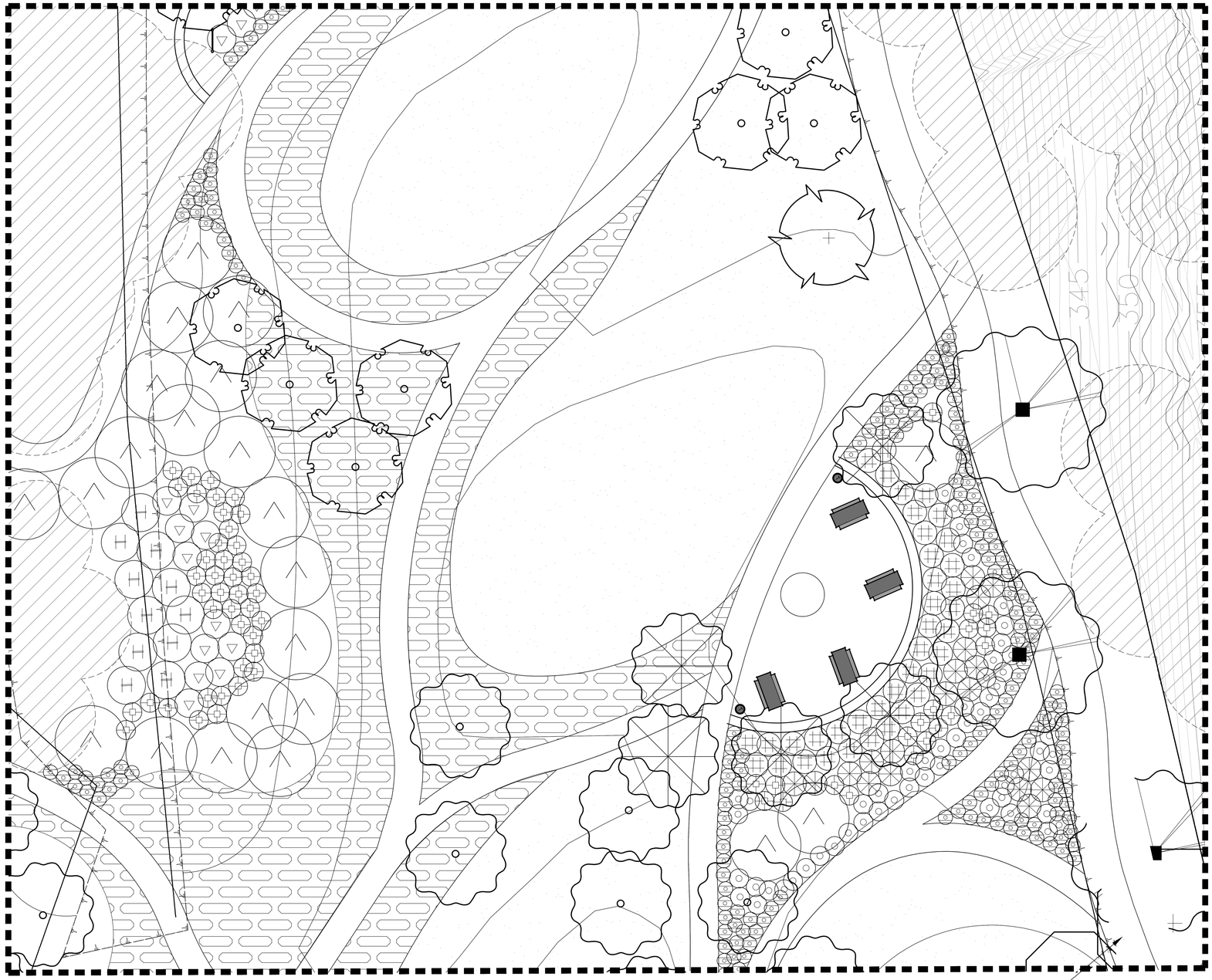

ENLARGEMENT BOUNDARY

COMMUNITY NATURE WALK

LANDSCAPE SCHEDULE - RIPARIAN LANDSCAPE

SYMBOL	BOTANICAL NAME	COMMON NAME	
TREES			REFER TO PLANTING LEGEND ON SHEET L.4.000 FOR TREE QUANTITIES
	SALIX EXIGUA	NARROWLEAF WILLOW	
	SALIX GOODDINGII	GOODDINGS WILLOW	
	SALIX LAEVIGATA	RED WILLOW	
	SALIX LASIOLEPIS	ARROYO WILLOW	
	SALIX LUCIDA	SHINING WILLOW	
	PLATANUS RACEMOSA	WESTERN SYCAMORE	
	SAMBUCUS MEXICANA	MEXICAN ELDERBERRY	
	QUERCUS AGRIFOLIA	COAST LIVE OAK	
SHRUBS AND GROUNDCOVERS			
	BACCHARIS SALICIFOLIA	MULE FAT	24
	CAREX DIVULSA	BERKELEY SEDGE	-
	FESTUCA MAIREI	ATLAS FESCUE	-
	FESTUCA RUBRA	RED FESCUE	-
	JUNCUS EFFUSUS	COMMON RUSH	39
	JUNCUS PATENS	CALIFORNIA GRAY RUSH	151
	JUNCUS TEXTILIS	BASKET RUSH	90
	LEYMUS CONDENSATUS 'CANYON PRINCE'	CANYON PRINCE GIANT WILD RYE	211
	LEYMUS TRITICOIDES	CREEPING WILD RYE	-
	PENNISETUM ORIENTALE 'TALL TAILS'	TALL TAIL FOUNTAIN GRASS	231
	MUHLENBERGIA CAPILLARIS	PINK MUHLYGRASS	0
	MUHLENBERGIA LINDHEIMERI	LINDHEIMER'S MUHLY	0
	MUHLENBERGIA RIGENS	DEER GRASS	155
	PENNISETUM SPATHIOLATUM	SLENDER VELDT GRASS	-
	CAREX PRAEGRACILIS	CALIFORNIA FIELD GRASS	-
	EXISTING SLOPE PLANTING TO REMAIN		-

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NORTH

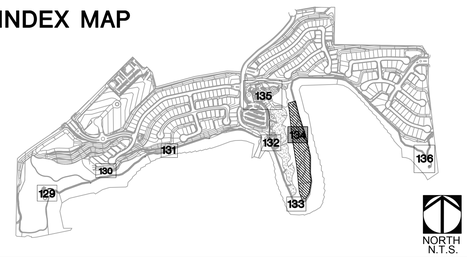
0 10 20

SCALE: 1"=10'-0"

NOTE:

HATCH REPRESENTED ON INDEX MAP DEFINES BOUNDARY OF TYPICAL PLANTING CONDITIONS ON THIS SHEET.

INDEX MAP



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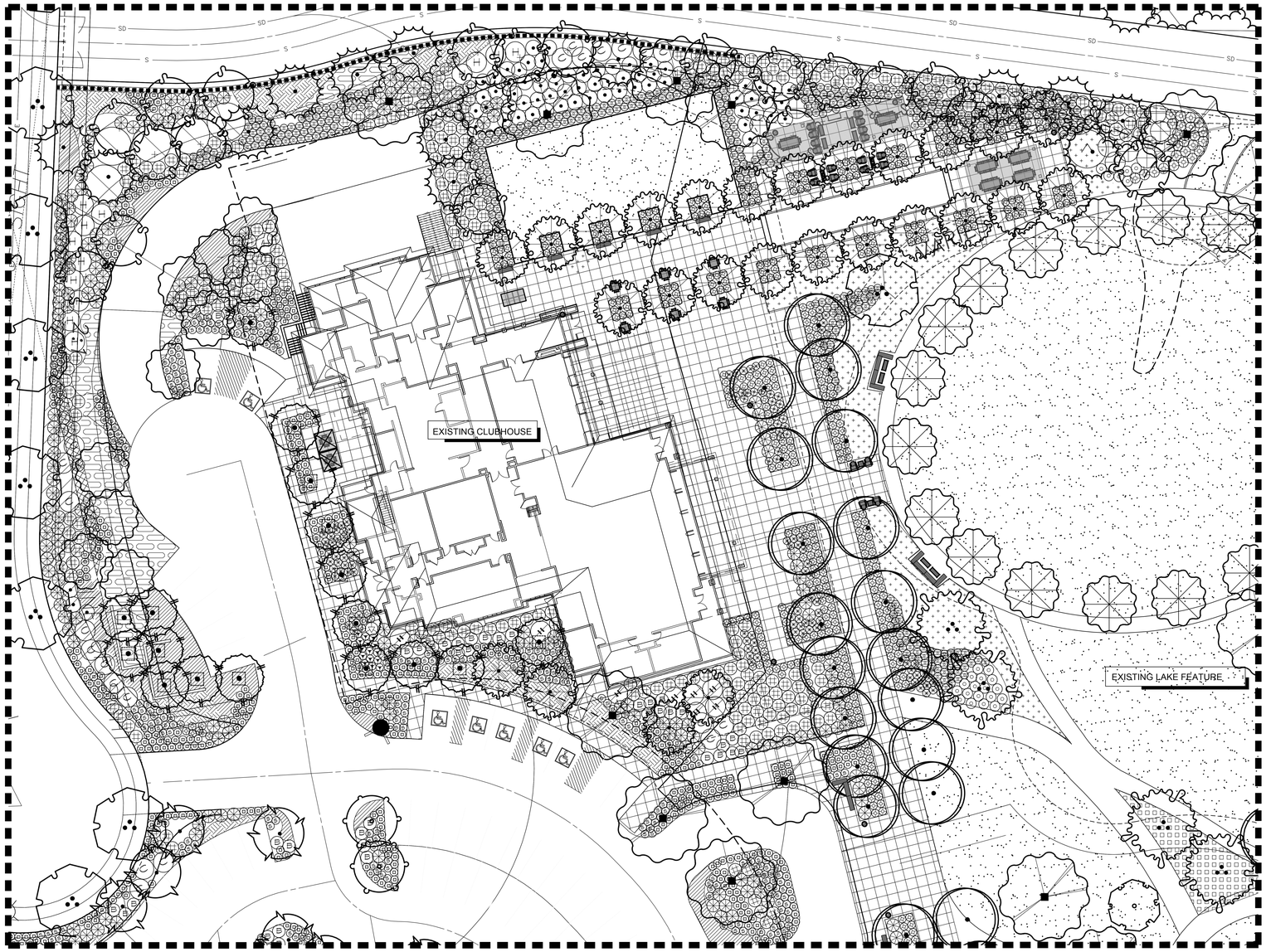


ENLARGEMENT BOUNDARY

LANDSCAPE SCHEDULE - PUBLIC COMMUNITY CENTER			
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.
TREES			
	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	REFER TO PLANTING LEGEND ON SHEET L.4.000 FOR TREE QUANTITIES
	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	
	LIGUSTRUM LUCIDUM	GLOSSY PRIVET	
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	
	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL OLIVE TREE	
	PLATANUS x. ACERIFOLIA 'COLUMBIA'	COLUMBIA LONDON PLANE TREE	
	PLATANUS x. ACERIFOLIA 'YARWOOD'	YARWOOD LONDON PLANE TREE	
	QUERCUS AGRIFOLIA	COAST LIVE OAK	
	QUERCUS SUBER	CORK OAK	
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	
	SALIX GOODDINGII	GOODDINGS WILLOW	
	SALIX LUCIDA	SHINING WILLOW	
SHRUBS AND GROUNDCOVERS			
	ALOE ARBORESCENS	TORCH ALOE	16
	ALOE BARBADENSIS	ALOE VERA	0
	BACCHARIS PILULARIS 'PIGEON POINT'	DWARF COYOTE BRUSH	0
	CAREX DIVULSA	BERKELEY SEDGE	--
	CAREX PRAEGRACILIS	CALIFORNIA FIELD GRASS	--
	CISTANTHE GRANDIFLORA	ROCK PURSLANE	33
	CRASSULA MULTICAVA	FAIRY CRASSULA	--
	CRASSULA OVATA	JADE PLANT	20
	CRASSULA OVATA 'HUMMEL'S SUNSET'	GOLDEN JADE	--
	ENCELIA CALIFORNICA	COAST SUNFLOWER	29
	LANTANA MONTEVIDENSIS	TRAILING LANTANA	0
	LEYMUS CONDENSATUS 'CANYON PRINCE'	CANYON PRINCE GIANT WILD RYE	18
	MUHLENBERGIA CAPILLARIS	PINK MUHLYGRASS	444
	MUHLENBERGIA RIGENS	DEER GRASS	225
	RHAMUS CALIFORNICA 'EVE CASE'	COFFEEBERRY	17
	SALVIA CLEVELANDII	BLUE SAGE	163
	AGAVE AMERICANA	CENTURY PLANT	5
	BACCHARIS SALICIFOLIA	MULE FAT	2
	CEANOTHUS 'FROSTY BLUE'	FROSTY BLUE CALIFORNIA LILAC	16
	CEANOTHUS THYRSIFLORUS VAR. GRISEUS 'YANKEE POINT'	YANKEE POINT CEANOTHUS	24
	HETEROMELES ARBUTIFOLIA	TOYON	22
	JUNCUS EFFUSUS	COMMON RUSH	12
	JUNCUS PATENS	CALIFORNIA GRAY RUSH	29
	PENNISETUM ORIENTALE 'TALL TAILS'	TALL TAIL FOUNTAIN GRASS	185
	SALVIA CHAMAEDRYOIDES	GERMANDER SAGE	225

PLANTING NOTES:

ALL LANDSCAPE AREAS SHALL SHEET FLOW @ 2% MINIMUM OR DRAIN TO AREA DRAINS @ 1% MINIMUM IN ACCORDANCE WITH THE LANDSCAPE CONSTRUCTION PLANS AND LANDSCAPE DRAINAGE AND CIVIL ENGINEERING PLANS CONTAINED HEREIN.

FINAL TREE AND SHRUB PLACEMENT TO BE APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO PLANTING.

( ) TYP. FLOWLINE/DIRECTION OF DRAINAGE @ 1% MIN. SEE CIVIL ENG. PLANS.

ALL SHRUB PLANTING AREAS TO BE MULCHED WITH A THREE (3") INCH LAYER OF MULCH.

FOREST FLOOR MULCH 1/2"-1 1/2" APPEARANCE GRADE.
AGUINAGUA FERTILIZER CO. PHONE: (949)786-9558

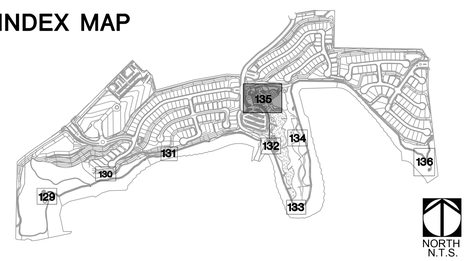
ALL TREES THAT ARE CLOSER THAN FIVE FEET (5') TO HARDSCAPE ELEMENTS SHALL BE PLANTED WITH AN OWNER AND AGENCY APPROVED LINEAR ROOT BARRIER.

G INDICATES LINEAR ROOT BARRIER PER DETAIL C, SHEET L.4.301

ADD SUBDRAIN AT PALMS AND OLIVES PER DETAIL D, SHEET L.4.301

NORTH SCALE: 1"=20'-0" (0, 20, 40)

INDEX MAP



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DAVID R. SELLS No. 6646 REGISTERED LANDSCAPE ARCHITECT STATE OF CALIFORNIA
Signature
Date 10-30-20
Expires

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PROJECT
RANCHO LA HABRA - PA 6
VESTING TENTATIVE
TRACT NO. 17845

COMMUNITY PLANTING PLANS

DATE	DESCRIPTION
2020-08-17	REVISION DESIGN DEVELOPMENT

DESIGN DEVELOPMENT PLANS

JOB NUMBER:	1730227
ISSUE DATE:	11-10-17
DRAWN BY:	TW, SC, CF, AH
CHECKED BY:	DS

TITLE
PLANTING ENLARGEMENT PUBLIC COMMUNITY CENTER

SHEET
L.4.135

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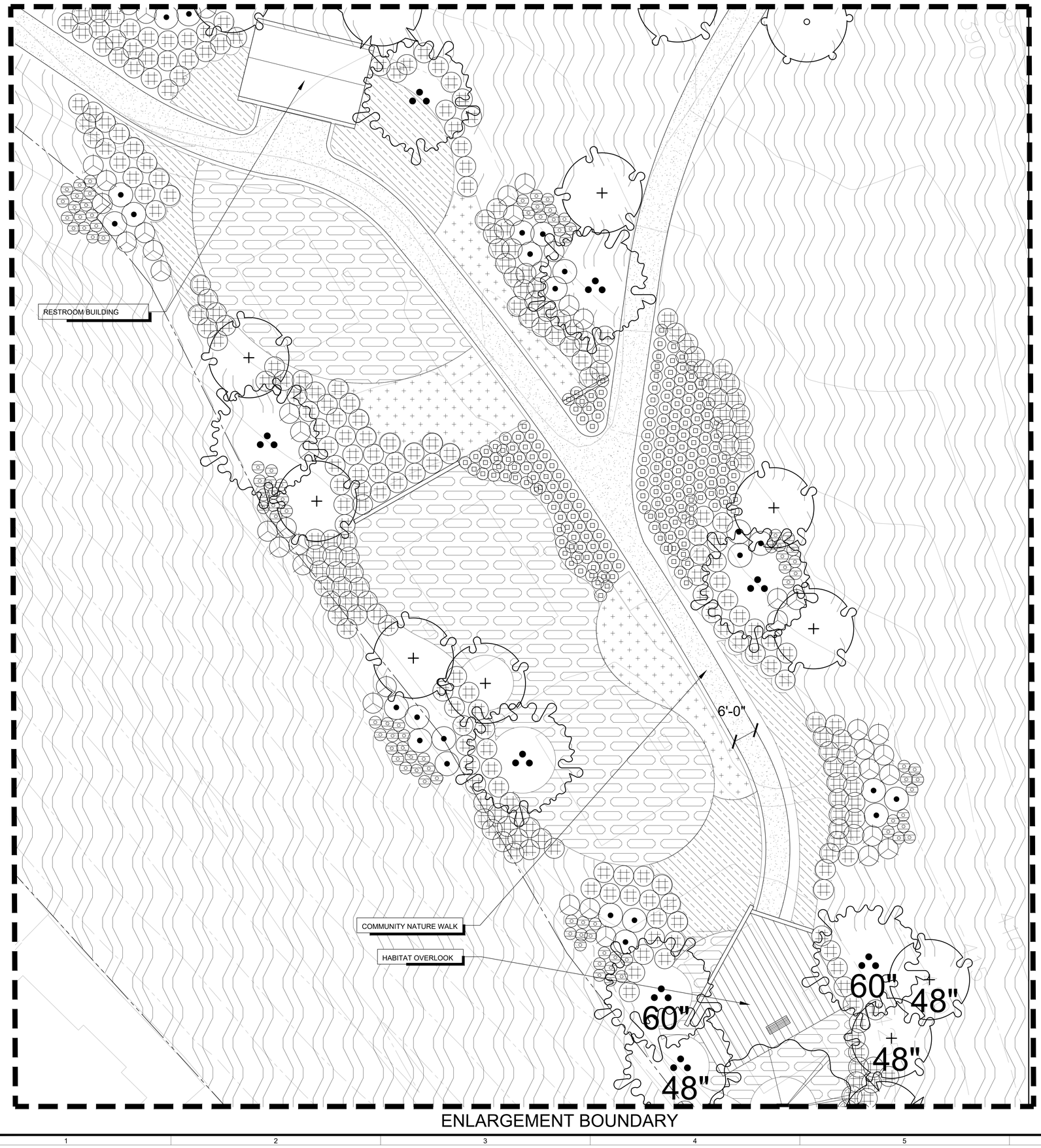

ENLARGEMENT BOUNDARY

LANDSCAPE SCHEDULE - EASTERN OVERLOOK

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.
TREES			REFER TO PLANTING LEGEND ON SHEET L.4.000 FOR TREE QUANTITIES
	PLATANUS MEXICANA	PLATANUS MEXICANA	
	QUERCUS SUBER	QUERCUS SUBER	
	UMBELLULARIA CALIFORNICA	CALIFORNIA BAY TREE	
SHRUBS AND GROUNDCOVERS			
	ACACIA REDOLENS 'DESERT CARPET'	PROSTRATE ACACIA	0
	CAREX DIVULSA	BERKELEY SEDGE	--
	CEANOTHUS THYRSIFLORUS VAR. GRISEUS 'YANKEE POINT'	YANKEE POINT CEANOTHUS	0
	FESTUCA MAIREI	ATLAS FESCUE	--
	PENNISETUM ORIENTALE 'TALL TAILS'	TALL TAIL FOUNTAIN GRASS	92
	LEYMUS TRITICOIDES	CREEPING WILD RYE	--
	MUHLENBERGIA CAPILLARIS	PINK MUHLYGRASS	199
	BACCHARIS 'STARN'	STARN COYOTE BRUSH	41
	PENNISETUM SPATHIOLATUM	SLENDER VELDT GRASS	--
	RHAMUS CALIFORNICA 'EVE CASE'	COFFEEBERRY	24
	RHUS INTEGRIFOLIA	LEMONADE BERRY	0
	SALVIA CLEVELANDII	BLUE SAGE	30
	EXISTING SLOPE PLANTING TO REMAIN		--

PLANTING NOTES:

ALL LANDSCAPE AREAS SHALL SHEET FLOW @ 2% MINIMUM OR DRAIN TO AREA DRAINS @ 1% MINIMUM IN ACCORDANCE WITH THE LANDSCAPE CONSTRUCTION PLANS AND LANDSCAPE DRAINAGE AND CIVIL ENGINEERING PLANS CONTAINED HEREIN.

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FOREST FLOOR MULCH 1/2"-1 1/2" APPEARANCE GRADE.
AGUINAGUA FERTILIZER CO. PHONE: (949)786-9558

ALL TREES THAT ARE CLOSER THAN FIVE FEET (5') TO HARDSCAPE ELEMENTS SHALL BE PLANTED WITH AN OWNER AND AGENCY APPROVED LINEAR ROOT BARRIER.

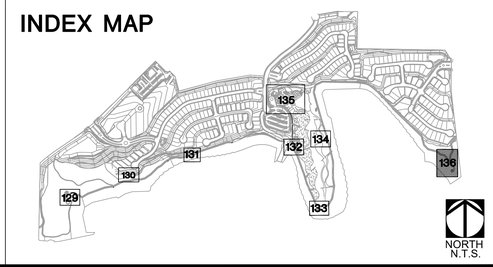
G INDICATES LINEAR ROOT BARRIER PER DETAIL C, SHEET L.4.301

ADD SUBDRAIN AT PALMS AND OLIVES PER DETAIL D, SHEET L.4.301

NORTH

0 10 20
SCALE: 1"=10'-0"

INDEX MAP



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REGISTERED LANDSCAPE ARCHITECT
DAVID B. SEELIG
1846
Signature
Date
Expires 4-30-19
STATE OF CALIFORNIA

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PROJECT

RANCHO LA HABRA - PA 6
VESTING TENTATIVE
TRACT NO. 17845
CALATLANTIC GROUP

COMMUNITY PLANTING PLANS

DATE	DESCRIPTION	DATE	DESCRIPTION

DESIGN DEVELOPMENT PLANS

JOB NUMBER:	1730227
ISSUE DATE:	11-10-17
DRAWN BY:	TW, SC, CF, AH
CHECKED BY:	DS

TITLE

PLANTING ENLARGEMENT EASTERN OVERLOOK

SHEET

L.4.136

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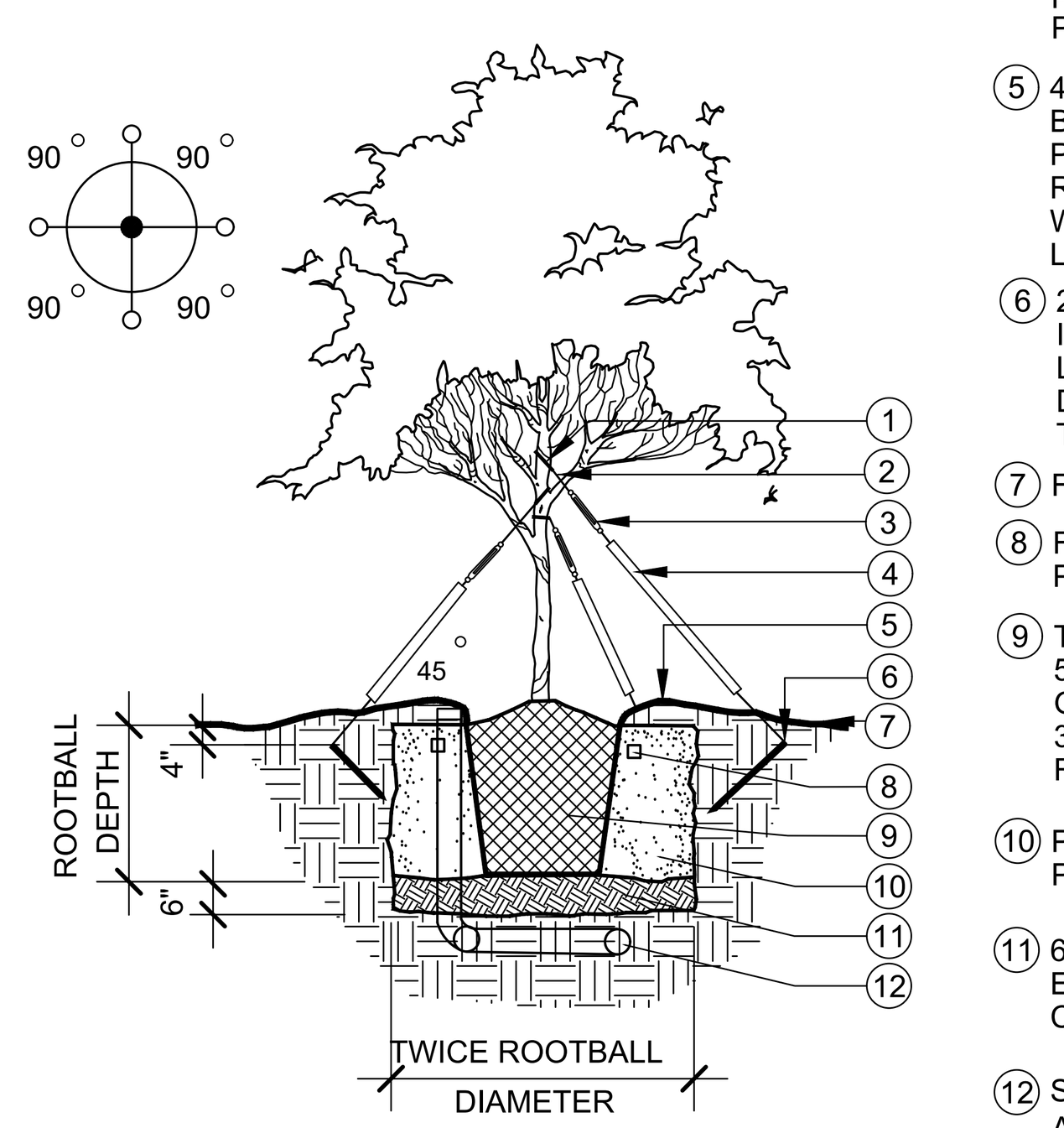
A | STAND. & MULTI-TRUNK SPECIMEN TREE

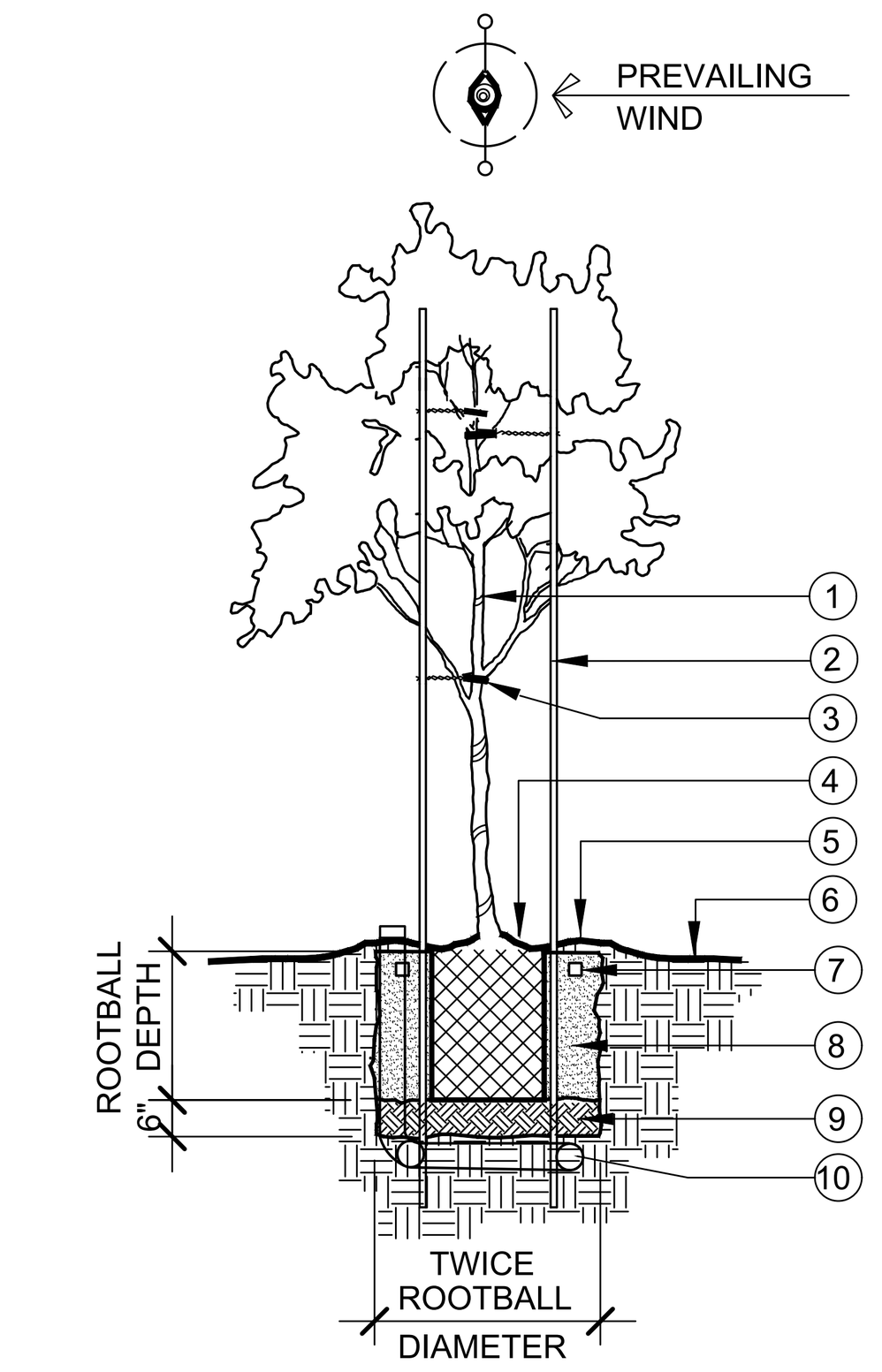


1. V.I.T. PROTECTIVE COLLAR
2. 1/4" DIA. GALV. CABLE LENGTH AS REQUIRED
3. 6-1/2" TURNBUCKLE
4. 1/2" DIA. X 40" SCH. 40 PVC; WHITE PIPE, WIRE IN PLACE
5. 4" HIGH WATER RETENSION BASIN. FORM FROM PLANT PIT EXCAVATION. MAY BE RAKED OUT PRIOR TO OTHER WORK AS DIRECTED BY LANDSCAPE ARCHITECT
6. 2" DIA. X 15 GA. GALV. IRON PIPE STAKES 2'-0" LENGTH, DRILL TWO 5/16" DIA. HOLES 3/4" FROM TOP TO SECURE WIRE
7. FINISH GRADE
8. FERTILIZER TABLETS PER PLANTING NOTES
9. TREE ROOTBALL: 5 & 15 GAL 1" ABOVE GRADE, 24" BOX & LARGER 3" ABOVE GRADE, TAPER ROOTBALL TO GRADE
10. PREPARED BACKFILL PER PLANTING NOTES
11. 6" ZONE OF OVER-EXCAVATED AND RE-COMPACTED NATIVE SOIL
12. SEE TREE ROOTBALL DRAINAGE AND AERATION DETAIL THIS SHEET

SECTION
SCALE: 1" = 1'-0"

48" BOX & LGR.

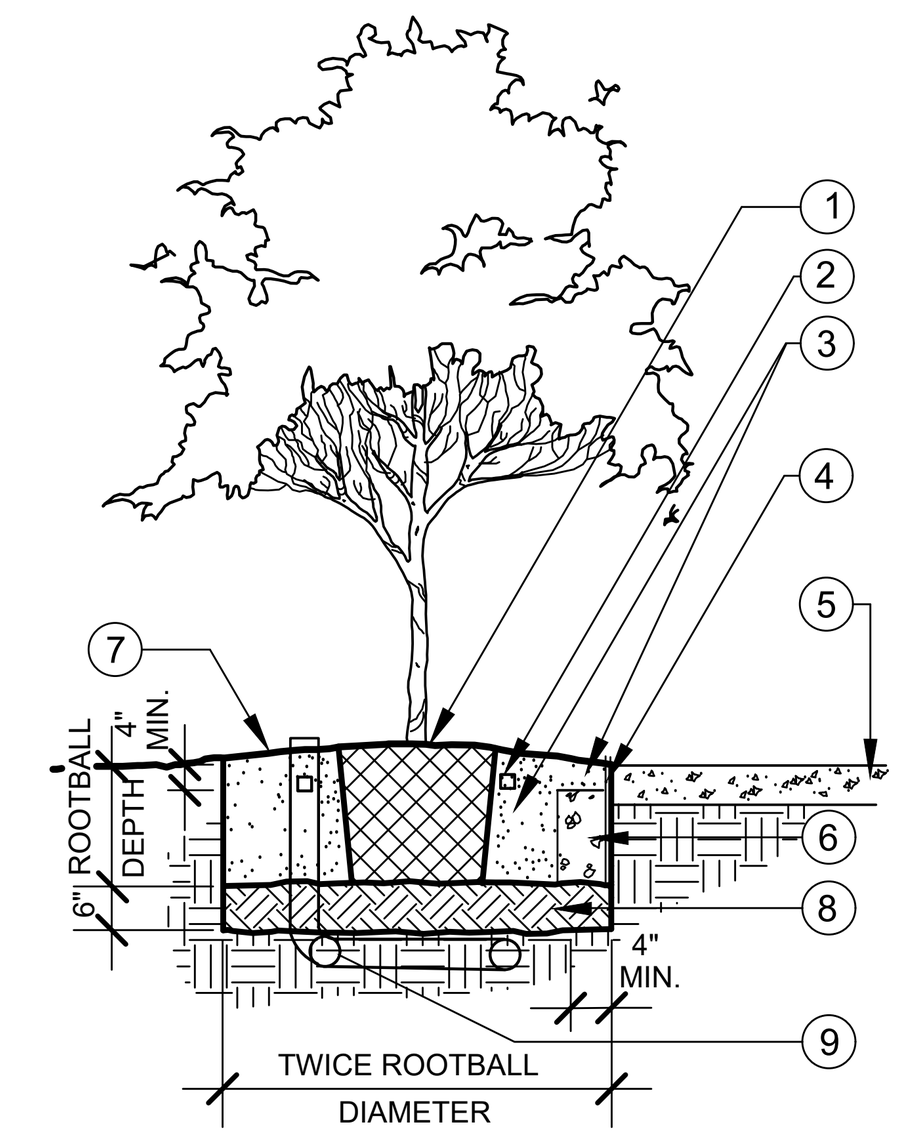
B | STANDARD TREE STAKING — 15 GAL & LARGER



1. TREE TRUNK
2. 2" DIA. x 12' LONG MIN. LODGE POLE PINE STAKES: ONE STAKE FOR 5 GAL.,TWO STAKES FOR 15 GAL. AND 24" BOX TREES. 3" DIAMETER x 12' LONG STAKES FOR 36" BOX AND LARGER.
3. NEW 1/2" DIA. GREEN REINFORCED GARDEN HOSE, 18" LONG LOOPED AT EACH BRANCH WITH SINGLE STRAND OF #12 GALVANIZED WIRE. FASTEN TO STAKE BY DRILLING THROUGH THE CENTER AND THREADING THE WIRE THROUGH. WRAP WIRE ONCE AROUND STAKE AND TWIST TO SECURE. PROVIDE 2 TIES FOR 5 GAL. & 3 TIES FOR 15 GAL. AND LARGER TREES.
4. TREE ROOTBALL: 5 & 15 GAL 1" ABOVE GRADE, 24" BOX & LARGER 3" ABOVE GRADE, TAPER ROOTBALL TO GRADE
5. 4" HIGH WATER RETENSION BASIN. FORM FROM PLANT PIT EXCAVATION. MAY BE RAKED OUT PRIOR TO OTHER WORK AS DIRECTED BY LANDSCAPE ARCHITECT
6. FINISH GRADE
7. FERTILIZER TABLETS PER PLANTING NOTES
8. PREPARED BACKFILL PER PLANTING NOTES
9. 6" ZONE OF OVER-EXCAVATED AND RE-COMPACTED NATIVE SOIL
10. SEE TREE ROOTBALL DRAINAGE AND AERATION DETAIL THIS SHEET

SECTION
SCALE: 1" = 1'-0"

C | TREE PLANTING WITH ROOT BARRIER

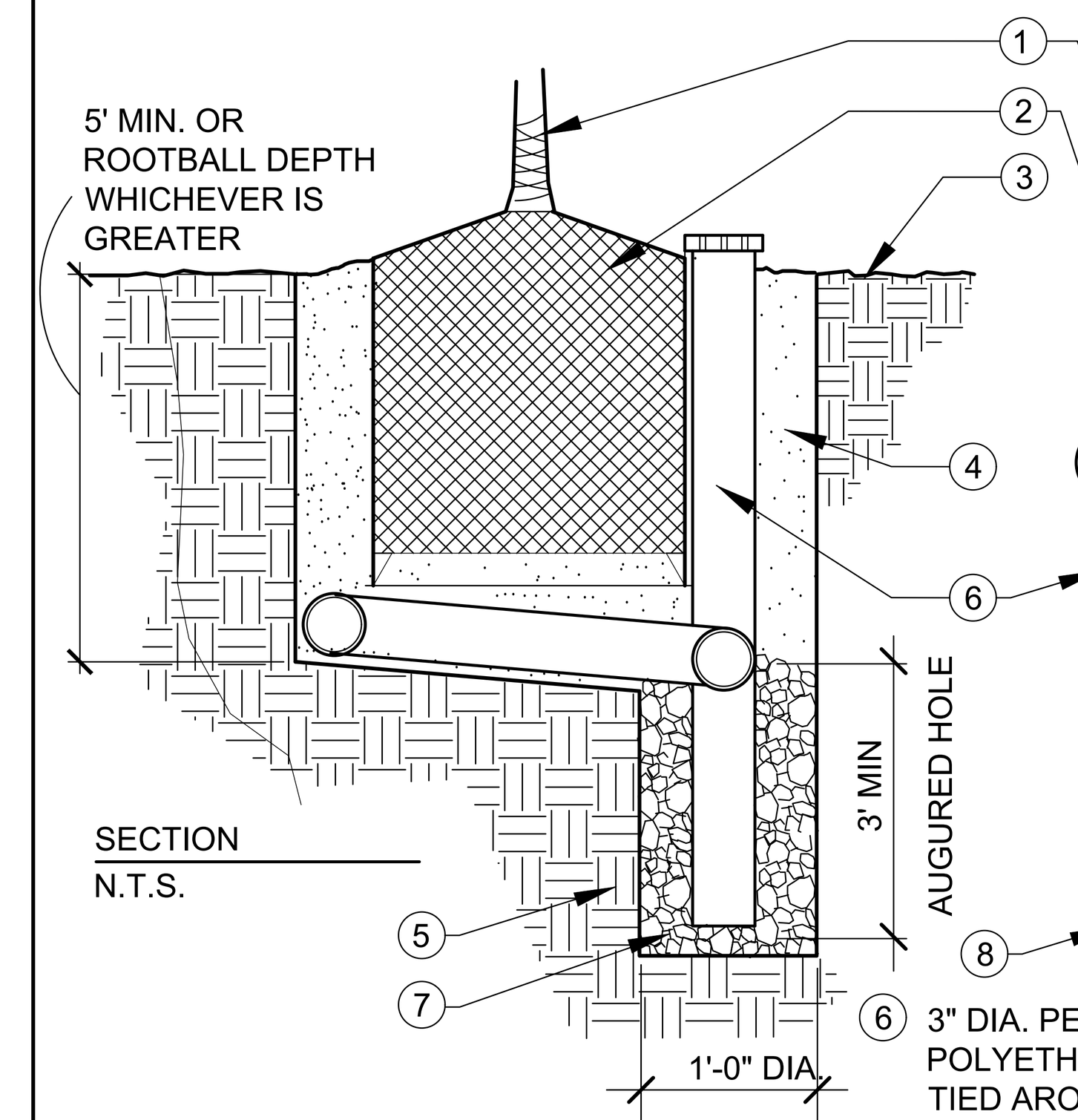


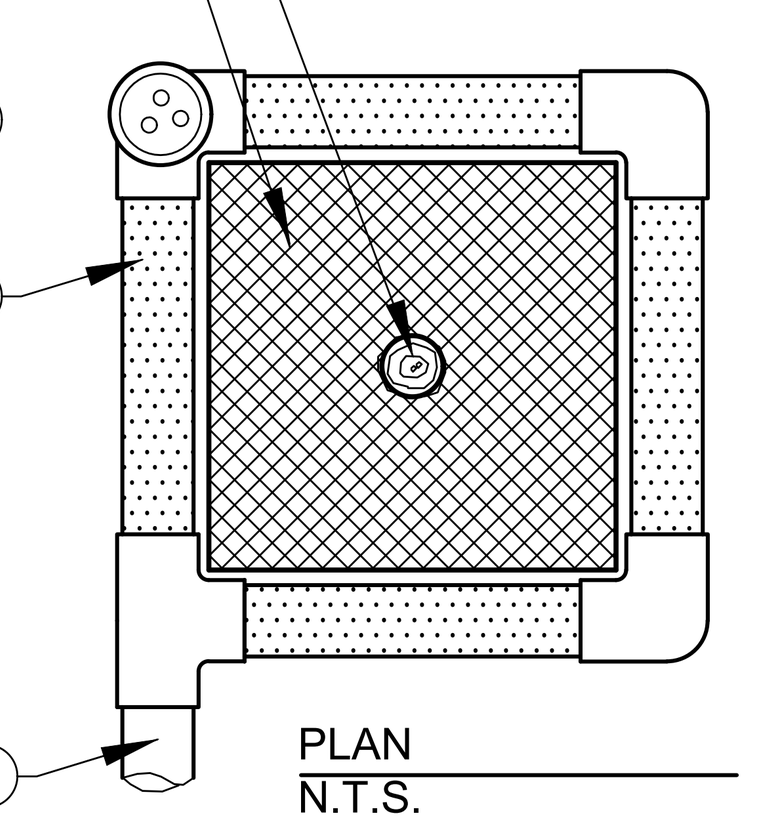
1. TREE ROOTBALL: 5 & 15 GAL. 1" ABOVE GRADE, 24" BOX & LARGER 3" ABOVE GRADE, TAPER ROOTBALL TO GRADE
2. FERTILIZER TABLETS PER PLANTING NOTES
3. PREPARED BACKFILL PER PLANTING NOTES
4. ROOT GUARD BARRIER MODEL# UB24-2 BARRIER SHALL CONFORM TO AGENCY STANDARD REFER TO NOTE 1 & 3 THIS DETAIL.
5. USE ROOT BARRIERS WHERE-EVER TREES ARE PLANTED WITHIN,5' OF ANY STRUCTURE, CONCRETE FLATWORK, CURB AND GUTTER, UTILITIES, ECT.
6. 3/4" CRUSHED ROCK
7. FINISH GRADE
8. 6" ZONE OF OVER EXCAVATED AND RE-COMPACTED NATIVE SOIL
9. SEE TREE ROOTBALL DRAINAGE AND AERATION DETAIL THIS SHEET

NOTE:
1. ROOT GUARD BARRIER AVAILABLE FROM; DEEP ROOT PARTNERS, L.P. 345 LORTON AVENUE, SUITE 103 BURLINGAME, CA 94010 (414) 344-1464
2. REFER TO APPROPRIATE TREE GUYING OR STAKING DETAIL.
3. ROOT BARRIER SHALL HAVE A MINIMUM DEPTH OF 24" WITH A MINIMUM THICKNESS OF 0.06" BARRIERS SHALL BE 16 FEET LONG CENTERED ON TREE TRUNK, IN ONE CONTINUOUS PIECE (PREFERRED) OR IN A COMBINATION OF PIECES, SECURELY FASTENED WITH ADHESIVE, IF APPROPRIATE, AT JOINT POINTS. BARRIERS SHALL BE INSTALLED IMEDIATELY ADJACENT TO SIDEWALK/HARDSCAPE ELEMENTS WITH A 1" MIN. 2" MAX OVERLAY W/ BOTTOM OF HARDSCAPE ELEMENT.

SECTION
SCALE: 1" = 1'-0"

D | TREE ROOTBALL DRAINAGE AND AERATION





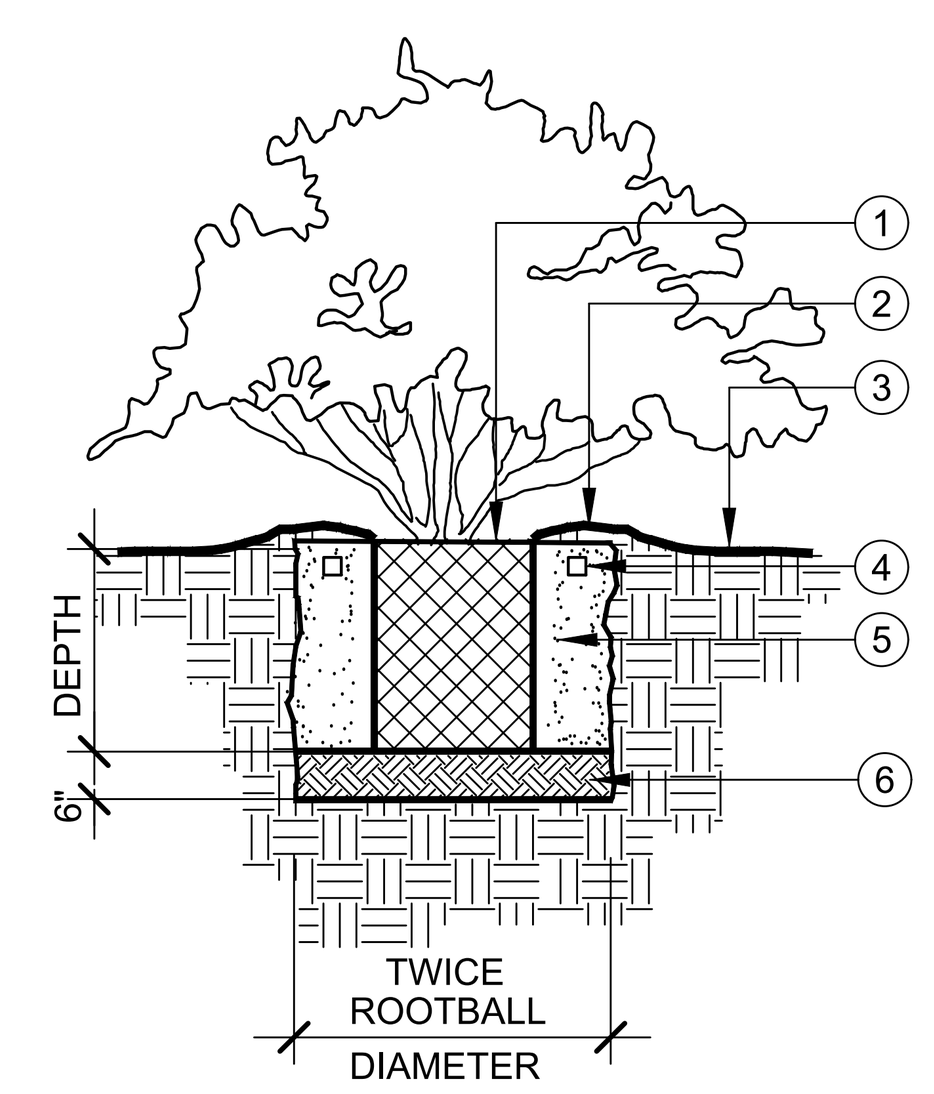
OLIVE TREE SUBDRAIN NOTE:
THE CONTRACTOR SHALL VERIFY THAT THE SUBDRAIN INVERTS ARE AT 5'-0" MINIMUM BELOW GRADE PER THE PRECISE GRADE PLAN. VERIFY OLIVE TREE ROOT BALLS DO NOT EXCEED 5'-0" MINIMUM DEPTH PRIOR TO ORDERING OLIVE TREES AND INSTALLING SUBDRAINS. ALL TRENCHING SHALL BE RECOMPACTED TO 90% BELOW ROOT BALL PRIOR TO EXCAVATING PLANT PIT FOR OLIVE TREE.

1. SEE SPECIMEN TREE PLANTING DETAILS FOR TYP. INSTALLATION & NOTES.
2. TREE ROOTBALL, CROWN SHALL BE 1" OR 3" ABOVE FIN. GRD. PER THE PLANTING DETAILS SHAVE TO GRADE AS REQUIRED.
3. FINISH GRADE.
4. 3" MIN. COVER CONT. BACKFILL PER SOILS REPORT.
5. UNDISTURBED SUB-GRD. OR PROPERLY RE-COMPACTED FILL.
6. 3" DIA. PERFORATED CORRIGATED POLYETHYLENE TUBING W/ SAND FILTER SOCK TIED AROUND BOTTOM END. WRAP TUBING AROUND ENTIRE BOTTOM OF ROOT BALL. EXTEND TUBING INTO AUGERED HOLE AND VERTICALLY ABOVE FIN. GRADE. CUT 2" ABOVE FIN. GRADE AND TERMINATE W/3" DIA PERFORATED PLASTIC SNAP END CAP.
7. 3/8" PEA GRAVEL BACKFILL AROUND PERFORATED PIPE.
8. 4" DIA. P.V.C. DRAINLINE TIE INTO ADJACENT DRAINLINE PER CONST. PLAN & CIVIL ENG. PLAN. (COORD. AS REQ'D)

24" BOX & LGR.

SECTION
SCALE: 1"=1'-0"

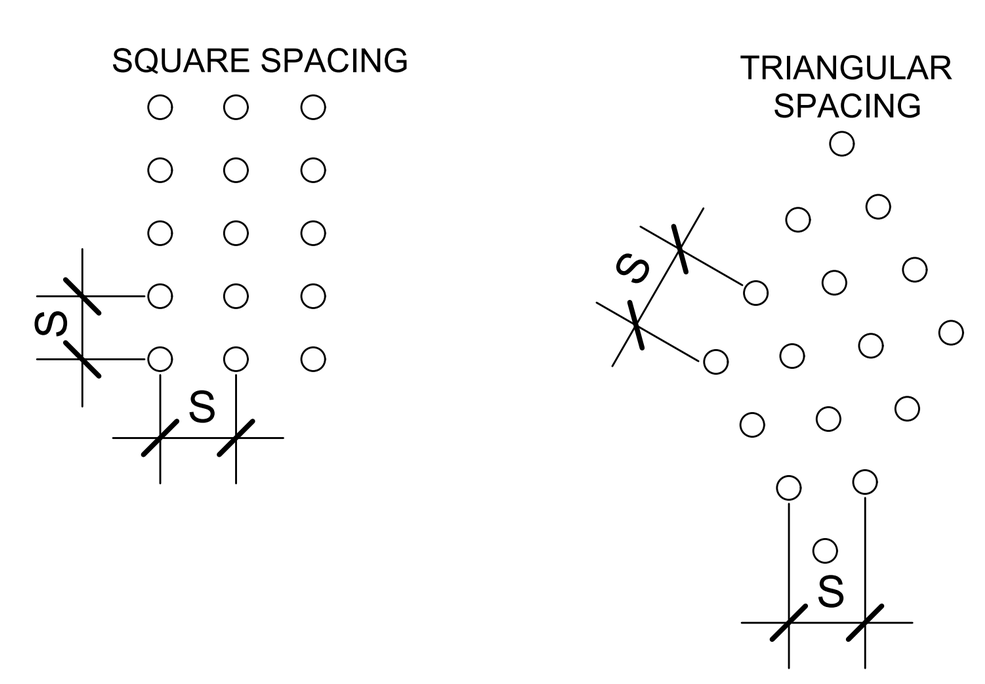
E | SHRUB AND VINE PLANTING



1. ROOTBALL CROWN SHALL BE 1" ABOVE FINISH GRADE AVOID PLANTING SHRUBS DIRECTLY IN FRONT OF IRRIGATION SPRAY HEADS PROVIDE CLEARANCE WHEN POSSIBLE
2. 3" HIGH WATER RETENSION BASIN. FORM FROM PLANT PIT EXCAVATION. MAY BE RAKED OUT PRIOR TO OTHER WORK AS DIRECTED BY LANDSCAPE ARCHITECT
3. FINISH GRADE
4. FERTILIZER TABLETS PER PLANTING NOTES
5. PREPARED BACKFILL PER PLANTING NOTES
6. 6" ZONE OF OVER-EXCAVATED AND RE-COMPACTED NATIVE SOIL

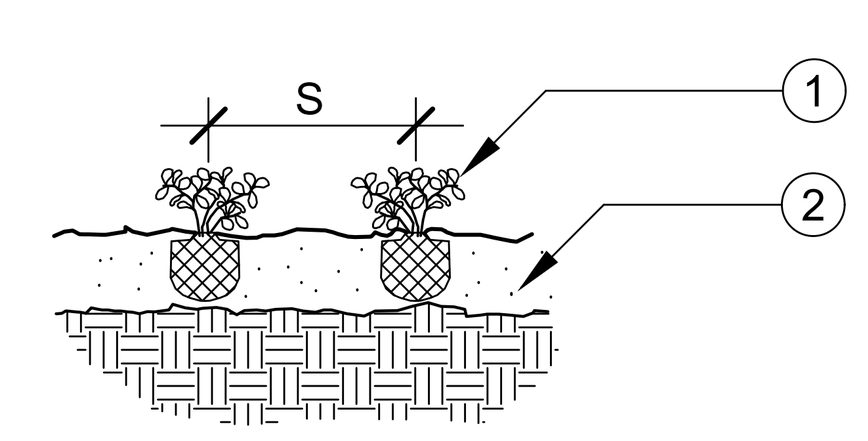
SECTION
SCALE: 1" = 1'-0"

F | GROUND COVER LOCATION AND SPACING



S	SQ. FT. PLANTS WILL COVER	
	64 PLANTS	100 PLANTS
4"	7 SQ. FT.	11 SQ. FT.
6"	16 SQ. FT.	25 SQ. FT.
8"	28 SQ. FT.	44 SQ. FT.
10"	45 SQ. FT.	70 SQ. FT.
12"	64 SQ. FT.	100 SQ. FT.
15"	100 SQ. FT.	156 SQ. FT.
18"	144 SQ. FT.	225 SQ. FT.
24"	256 SQ. FT.	400 SQ. FT.

'S' REFERS TO SPACING

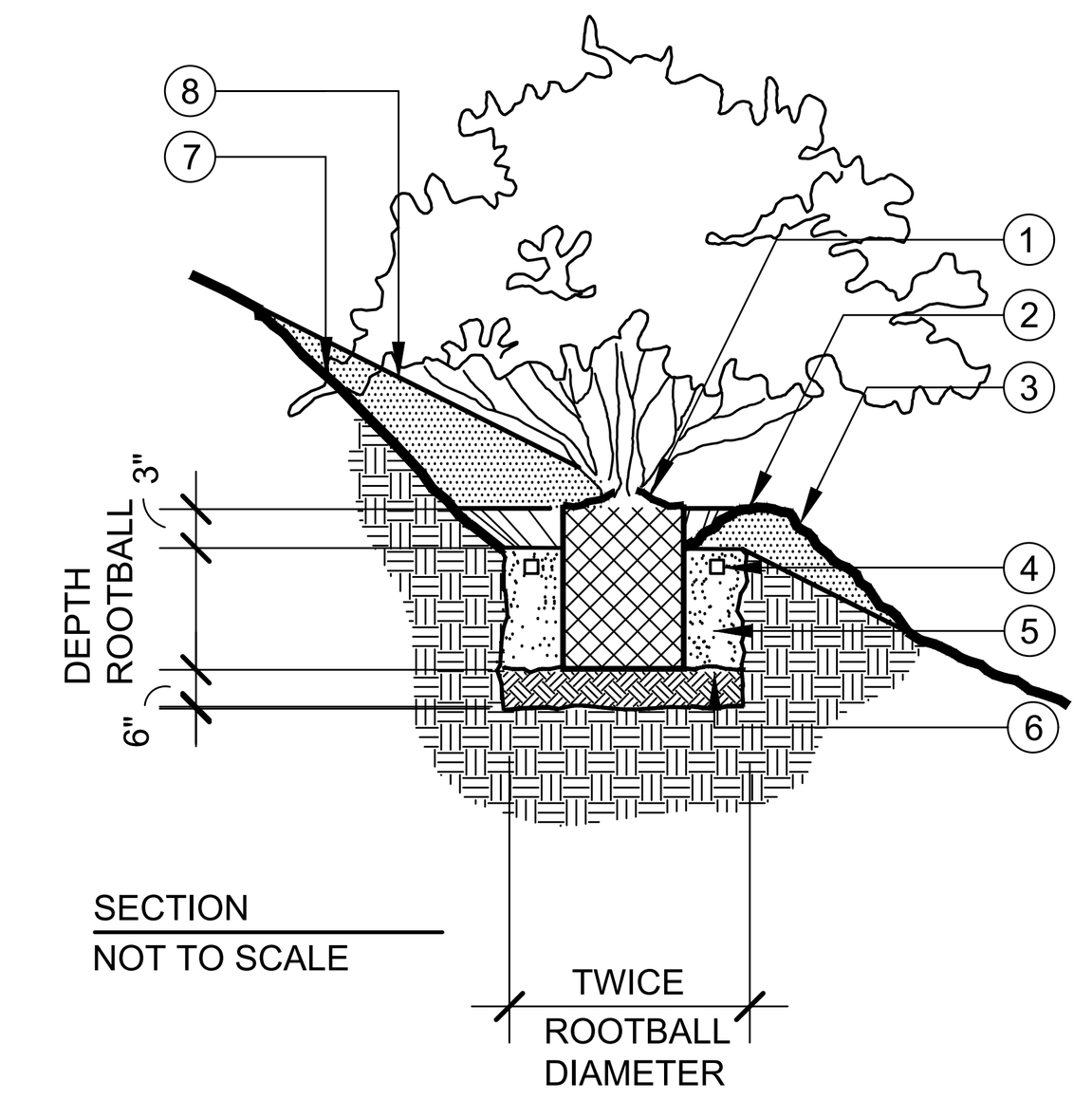


1. GROUND COVER TO BE PLANTED IN FLATS. CUTTINGS, LINERS OR 1 GAL. CONTAINERS PER PLANS
2. SOIL PREP - REFER TO PLANTING NOTES

REFER TO PLANTING NOTES FOR ADDITIONAL SPECIFICATIONS

SECTION
NOT TO SCALE

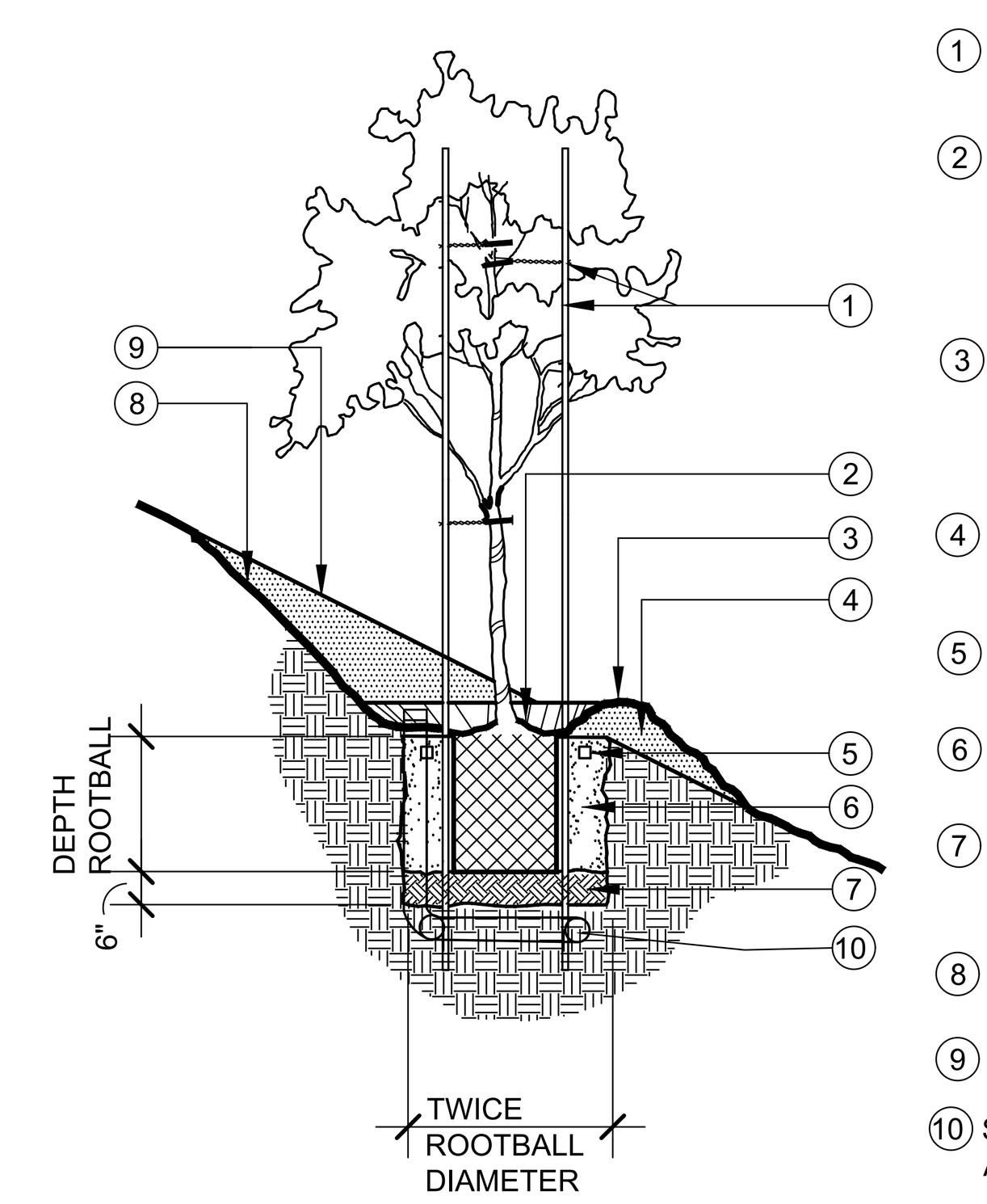
G | SHRUB PLANTING ON SLOPE



1. SHRUB ROOTBALL: CROWN SHALL BE 3" ABOVE FIN. SLOPE GRADE @ LOWER AND UPHILL SIDE
2. 3" HIGH WATER RETENTION BASIN, FORM WITH SOIL EXCAVATED FROM UPHILL SIDE OF SHRUB
3. 1:1 MAX. COMPACTED TAPER FILL AT FRONT PLANT PIT
4. FERTILIZER TABLETS PER PLANTING NOTES
5. PREPARED BACKFILL PER PLANTING NOTES
6. 6" ZONE OF OVER-EXCAVATED AND RE-COMPACTED NATIVE SOIL
7. 1:1 MAX. CUT SLOPE BEHIND PLANT PIT
8. EXISTING SLOPE

SECTION
SCALE: 1"=1'-0"

H | STANDARD TREE STAKING ON SLOPES



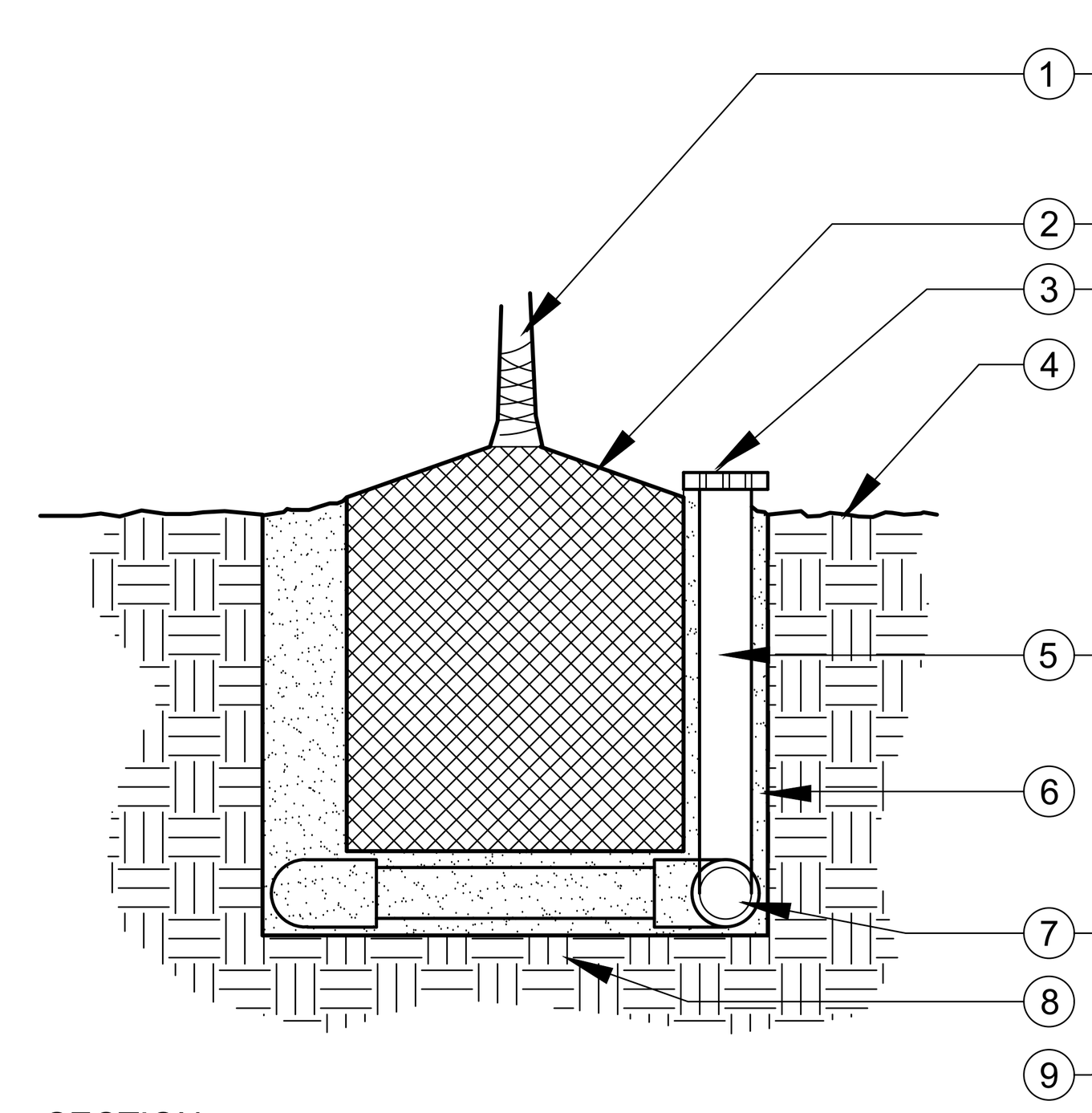
1. TREE STAKING PER DETAIL, THIS SHEET
2. TREE ROOTBALL: 5 & 15 GAL 1" ABOVE GRADE, 24" BOX & LARGER 3" ABOVE GRADE, TAPER ROOTBALL TO GRADE
3. 4" HIGH WATER RETENSION BASIN, FORM WITH SOIL EXCAVATED FROM UPHILL SIDE OF TREE
4. 1:1 MAX. COMPACTED TAPER FILL AT FRONT PLANT PIT
5. FERTILIZER TABLETS PER PLANTING NOTES
6. PREPARED BACKFILL PER PLANTING NOTES
7. 6" ZONE OF OVER-EXCAVATED AND RE-COMPACTED NATIVE SOIL
8. 1:1 MAX. CUT SLOPE BEHIND PLANT PIT
9. EXISTING SLOPE
10. SEE TREE ROOTBALL DRAINAGE AND AERATION DETAIL THIS SHEET

SECTION
SCALE: 1"=1'-0"

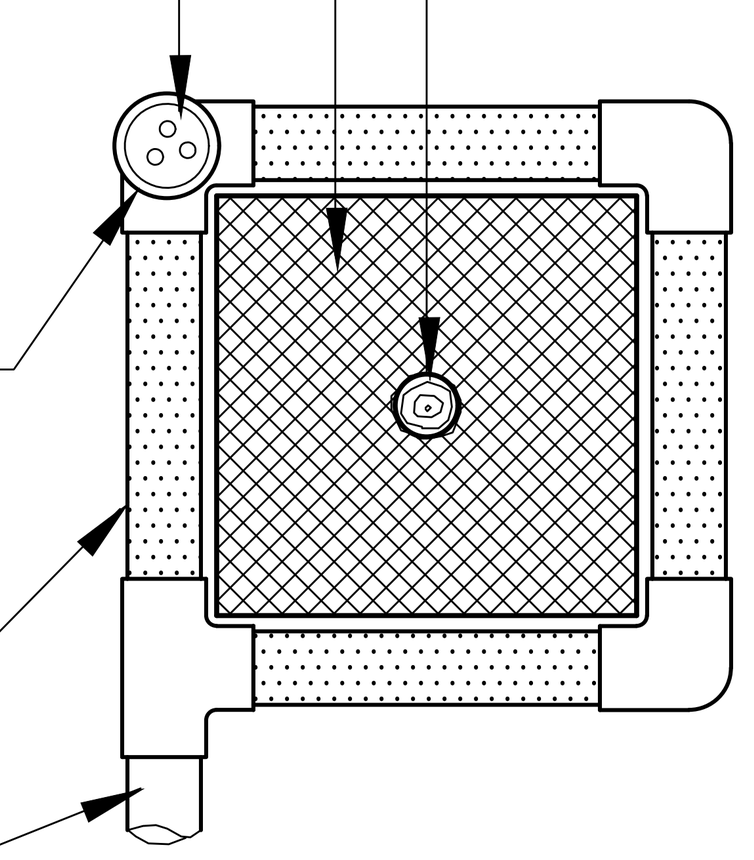
48" BOX & SM.

I | TREE ROOT BARRIER

OLIVE TREE SUBDRAIN NOTE:
THE CONTRACTOR SHALL VERIFY THAT THE SUB-DRAIN INVERTS ARE AT 5'-0" MINIMUM BELOW GRADE PER THE PRECISE GRADE PLAN. VERIFY OLIVE TREE ROOT BALLS DO NOT EXCEED 5'-0" MINIMUM DEPTH PRIOR TO ORDERING OLIVE TREES AND INSTALLING SUB-DRAINS. ALL TRENCHING SHALL BE RE-COMPACTED TO 90% BELOW ROOT BALL PRIOR TO EXCAVATING PLANT PIT FOR OLIVE TREE.



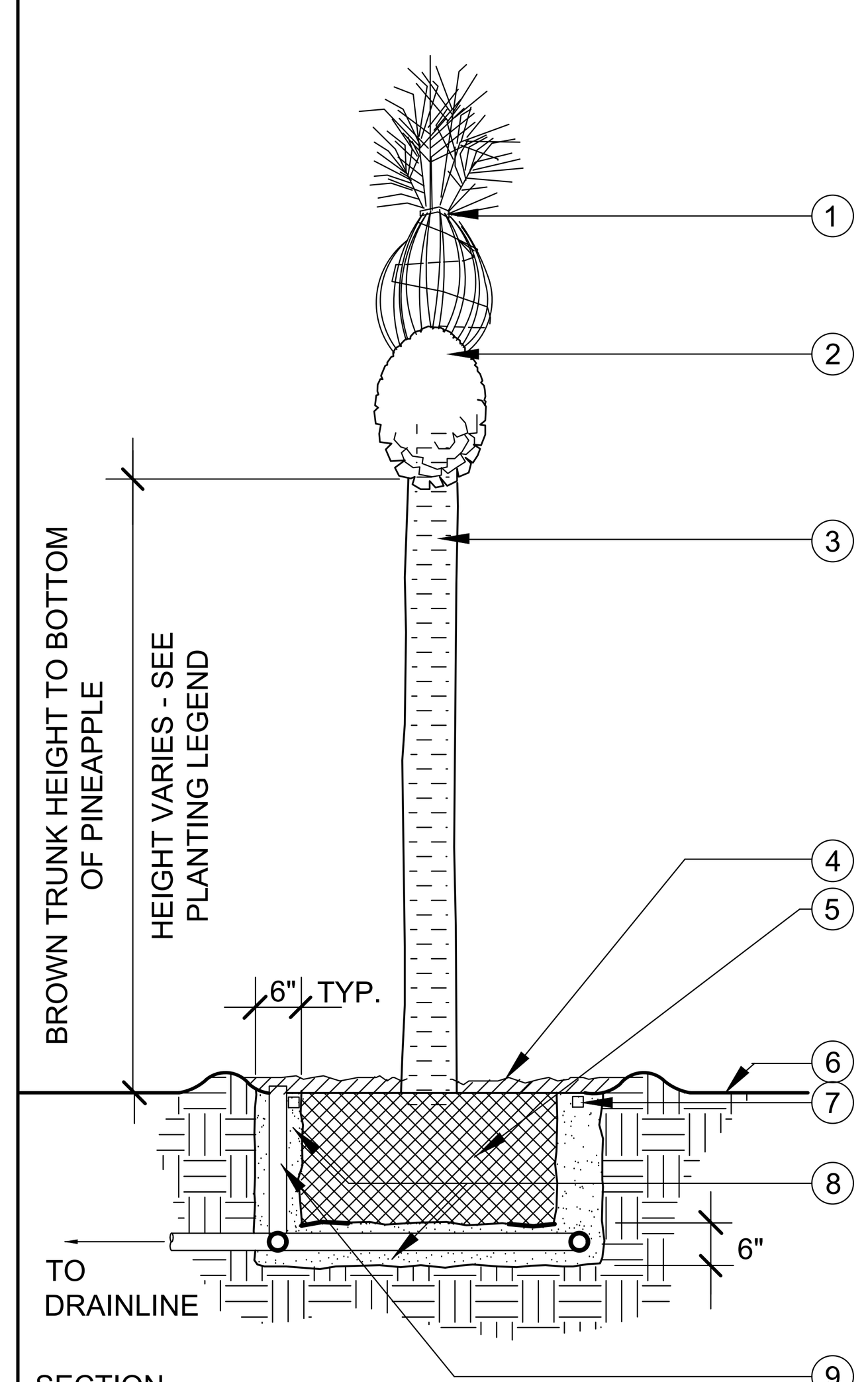
SECTION
N.T.S.



PLAN
N.T.S.

1. SEE SPECIMEN TREE PLANTING DETAILS FOR TYP. INSTALLATION & NOTES.
2. TREE ROOTBALL, CROWN SHALL BE 4" ABOVE FIN. GRD. SHAVE TO GRD. AS REQUIRED.
3. 3" DIA. ABS PERFERATED DRAIN PIPE WITH FILTER SOCK.
4. FINISH GRADE.
5. 3" DIA. ABS VERT DRAIN LINE WITH FILTER SAND 2" CLR. OF FIN. GRD.
6. 3" MIN. COVER CONT. BACKFILL PER SOILS REPORT.
7. 3" DIA. PERFORATED ABS DRAINLINE W/CONT. FILTER FABRIC WRAP.
8. UNDISTURBED SUB-GRD. OR PROPERLY RE-COMPACTED FILL.
9. 4" DIA. P.V.C. DRAINLINE TIE INTO ADJACENT DRAINLINE PER CONST. PLAN & CIVIL ENG. PLAN. (COORD. AS REQ'D)

J | PALM PLANTING

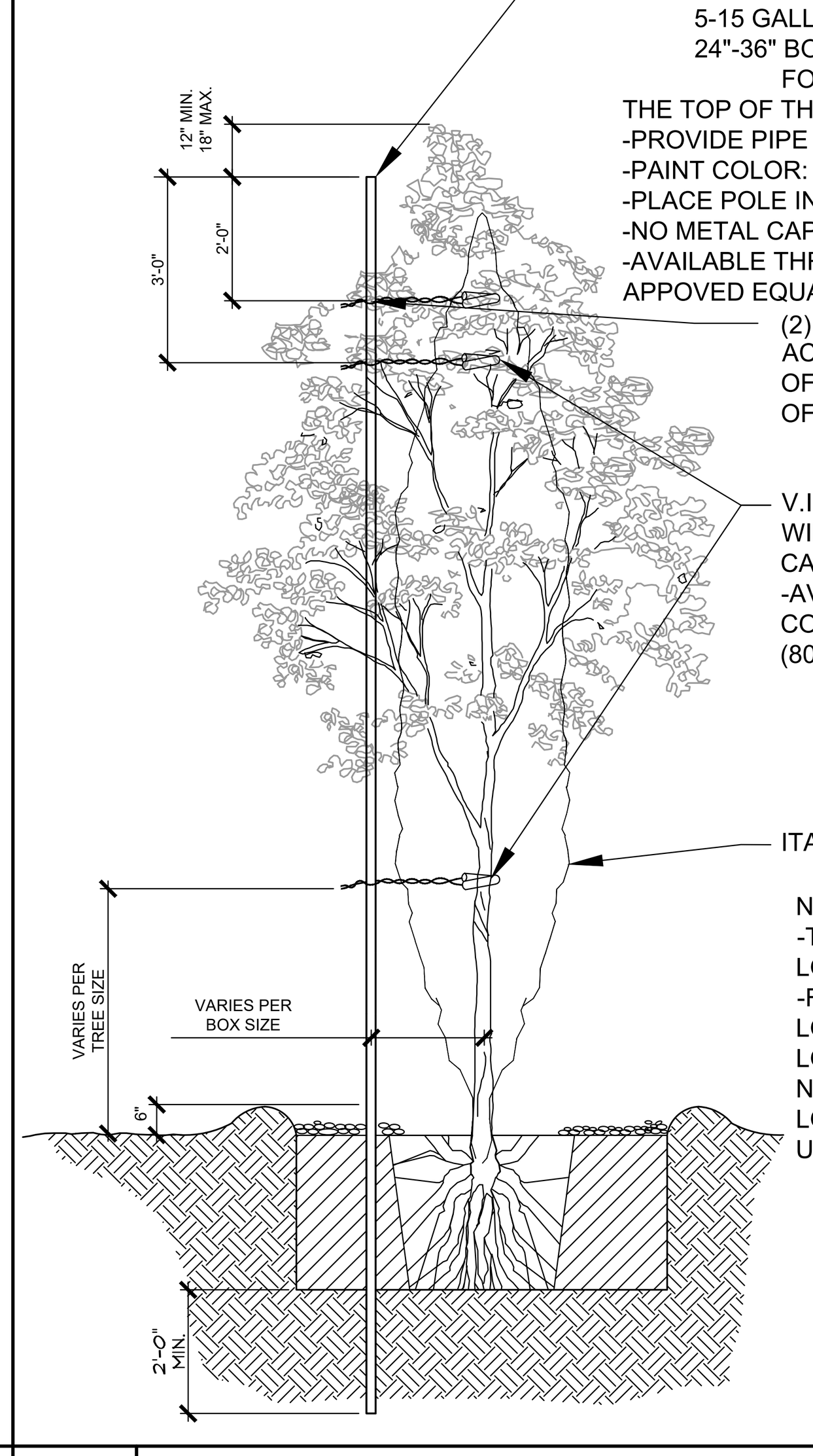


1. ORGANIC TWINE BY NURSERY
2. FROND NODE BASE/PINEAPPLE W/OBLONG CONFIGURATION.
3. PALM TRUNK TO BE STRAIGHT AND INSTALLED VERTICAL(PLUMB).
4. SAND BACKFILL @ FINISH GRADE
5. ROOTBALL
6. FINISHED GRADE
7. FERTILIZER TABLETS PER PLANTING NOTES.
8. PLANT PIT BACKFILL 100% WASHED PLASTER SAND.
9. ROOTBALL DRAINLINE AND AERATION RISER PER DRAINAGE AND AERATION DETAIL ON THIS SHEET

NOTE:
ALL BACKFILL TO BE WATER JETTED DURING PLANTING FOR MAXIMUM STABILITY.

SECTION
SCALE: 1"=1'-0"

K | LOPHOSTEMON PLANTING



SCH. 40 GALVANIZED STEEL STAKE, SIZE:
5-15 GALLON: 1-1/2" DIA. X 10.5' LONG
24"-36" BOX: 1-1/2" DIA. X 21' LONG WITH AN EXCEPTION FOR CYPRESS. THE POLE SHOULD BE 12" HIGHER THAN THE TOP OF THE CYPRESS TREE.
-PROVIDE PIPE THREADS AND COUPLING AT TOP OF STAKE, TYP.
-PAINT COLOR: 2 COATS MATTE BLACK
-PLACE POLE IN BACK AND OUT OF PUBLIC VIEW.
-NO METAL CAPS
-AVAILABLE THROUGH: SULLIVAN & MANN COMPANY (714) 665-2460; OR APPOVED EQUAL

(2) ¼" HOLES DRILLED THROUGH THE STAKE TO ACCEPT TREE TIE. FIRST HOLE IS 24" FROM TOP OF STAKE & THE SECOND HOLE IS 36" FROM TOP OF STAKE.

V.I.T. HOSE AND WIRE TREE SUPPORTS: HW 36, WIRE LENGTH 36" FOR 24"-36" BOX TREES. WIRE CAN BE TRIMMED IF NECESSARY.
-AVAILABLE THROUGH: SULLIVAN & MANN COMPANY (800) 640-4020 OR V.I.T. COMPANY INC. (800) 729-1314. OR APPROVED EQUAL.

ITALIAN CYPRESS

NOTE:
-THIS DETAIL IS FOR CUPRESSUS AND LOPHOSTEMON TREES 24" BOX AND LARGER
-FOR CUPRESSUS, (2) TREE TIES SHALL BE LOCATED NEAR TOP OF STAKE, FOR LOPHOSTEMON, (1) TREE TIE SHALL BE LOCATED NEAR TOP OF STAKE AND (1) TREE TIE SHALL BE LOCATED MIDWAY BETWEEN FINISH GRADE AND UPPER SUPPORT.

SECTION
SCALE: ⅜" = 1'-0"

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REGISTERED LANDSCAPE ARCHITECT • DANA B. SEELIG 1846 • Signature • Date Expires 4-30-19 • STATE OF CALIFORNIA

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PROJECT
RANCHO LA HABRA - PA 6
VESTING TENTATIVE
TRACT NO. 17845
CALATLANTIC GROUP

COMMUNITY PLANTING PLANS

DATE	DESCRIPTION

DESIGN DEVELOPMENT PLANS

JOB NUMBER:	1730227
ISSUE DATE:	11-10-17
DRAWN BY:	TW, SC, CF, AH
CHECKED BY:	DS

TITLE
PLANTING DETAILS

SHEET
L.4.301

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CALATLANTIC GROUP
RANCHO LA HABRA
LA HABRA, CA
VESTING TENTATIVE TRACT NO. 17845
COMMUNITY PLANTING PLANS - PA 7

DIGALERT
DIAL TOLL FREE
1-800-227-2600
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SEVICE ALERT OF SOUTHERN CALIFORNIA

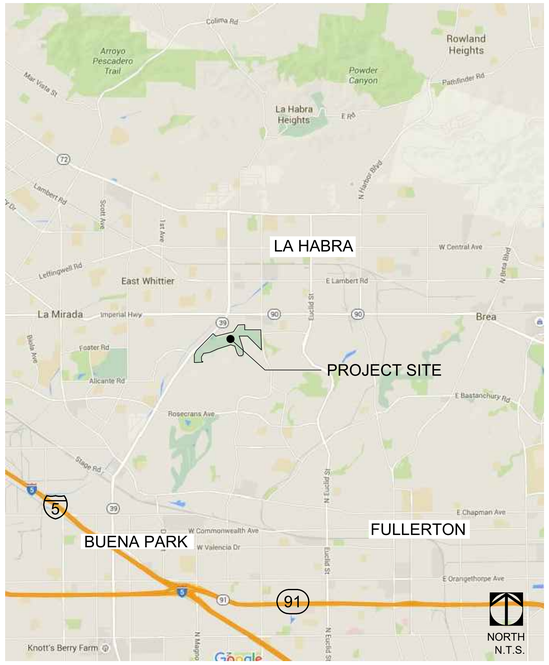
ABBREVIATIONS

PA	PLANTING AREA
TP	TOP OF PILASTER
TF	TOP OF FENCE
TW	TOP OF WALL
FS	FINISH SURFACE
FG	FINISH GRADE
BC	BACK OF CURB
FC	FACE OF CURB
HP	HIGH POINT
NIC	NOT IN CONTRACT
TYP	TYPICAL
	FLOW LINE 2% MIN.
	SHEET FLOW 2% MIN.

SUBMITTAL LOG

SUBMITTAL	DATE
DESIGN DEVELOPMENT	11-10-2017

VICINITY MAP



GENERAL NOTES:

GENERAL NOTES - STANDARD PLANS

1. THE LANDSCAPE DESIGN SHOWN WITHIN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE WITH THE ONGOING COLLABORATION OF CALATLANTIC GROUP, THE CITY OF LA HABRA, AND THE RANCHO LA HABRA DESIGN TEAM.

SHEET INDEX

SHEET	TITLE	REVISION	DATE	SHEET	TITLE	REVISION	DATE
L.0.000	TITLE SHEET						
L.0.101	OVERALL KEY MAP						
L.4.101	OVERALL TREE PLAN						
L.4.102	OVERALL TREE PLAN						
L.4.103	OVERALL TREE PLAN						
L.4.104	OVERALL TREE PLAN						
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L.4.119	OVERALL TREE PLAN						
L.4.120	OVERALL TREE PLAN						
L.4.301	PLANTING DETAILS						

NOTES:

NOTIFICATIONS

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APPROVALS

PLAN CHECK #

CITY OF LA HABRA DEPARTMENT OF RECREATION AND PARKS

ACCEPTED (PRINT NAME) | SIGNATURE | DATE

CITY OF LA HABRA PLANNING DEPARTMENT

ACCEPTED (PRINT NAME) | SIGNATURE | DATE

CITY OF LA HABRA BUREAU OF STREET SERVICES - URBAN FORESTRY

ACCEPTED (PRINT NAME) | SIGNATURE | DATE

CITY OF LA HABRA BUREAU OF STREET SERVICES

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REGISTERED LANDSCAPE ARCHITECT
MARK B. BEALS
5646
Signature
Date
Expires 4-30-19
STATE OF CALIFORNIA

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PROJECT
RANCHO LA HABRA - PA 7
VESTING TENTATIVE
TRACT NO. 17845
CALATLANTIC GROUP
COMMUNITY PLANTING PLANS

DESCRIPTION	DATE

DESIGN DEVELOPMENT PLANS

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TITLE
TITLE SHEET

SHEET
L.0.000

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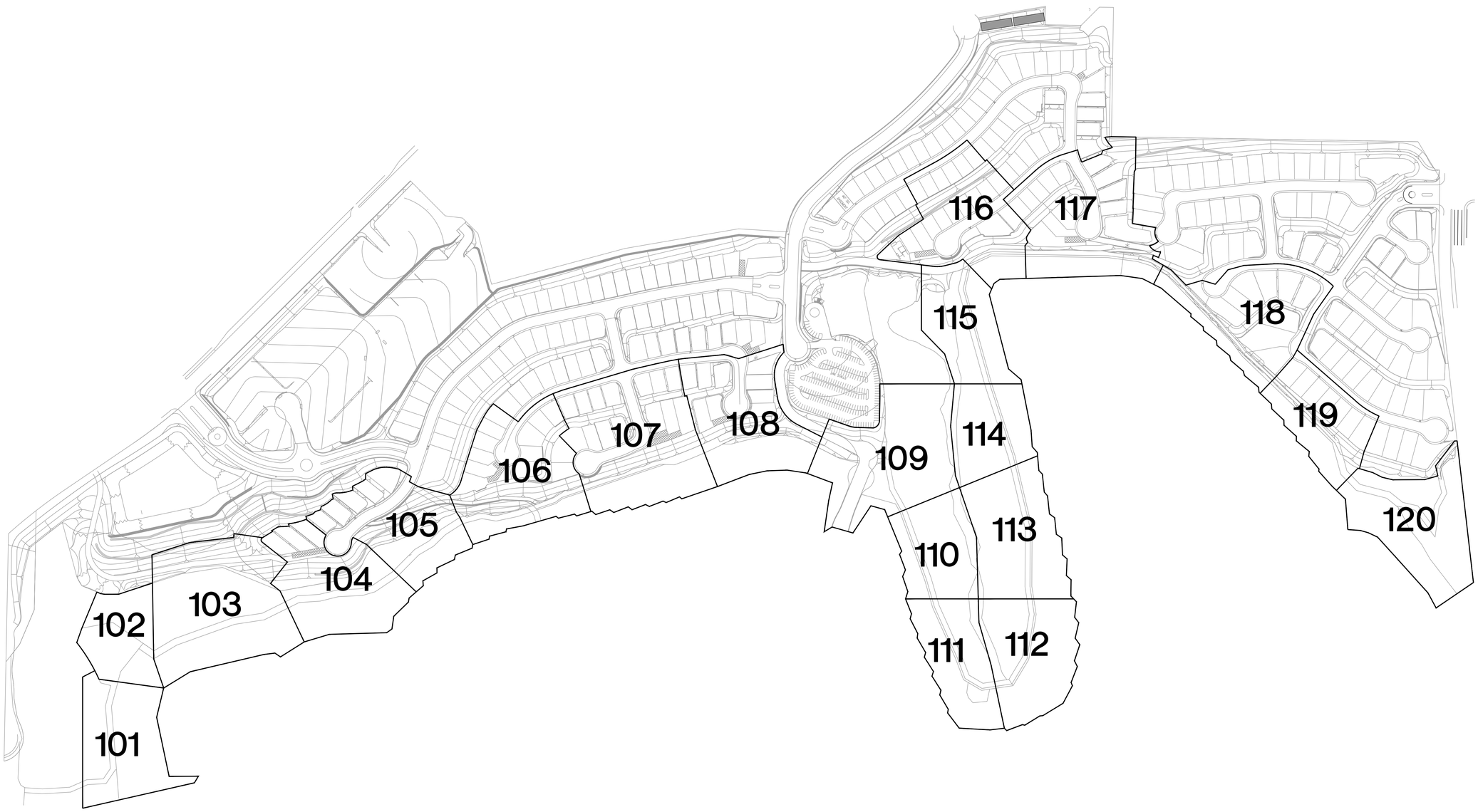

NORTH

0 160 320

SCALE: 1"=160'-0"

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TITLE

OVERALL KEY MAP

SHEET

L.0.101

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I. CONTRACTOR'S LANDSCAPE WORK RESPONSIBILITIES:

A. SCOPE OF WORK: THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, TRANSPORTATION AND SERVICES NECESSARY TO FURNISH AND INSTALL ALL CONSTRUCTION ELEMENTS AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN.

B. CONFORMANCE: ALL PLANTING WORK SHALL CONFORM TO APPLICABLE LOCAL, COUNTY AND/OR STATE CODES, REGULATIONS AND RULES, INCLUDING BUT NOT LIMITED TO THE 2013 CALIFORNIA BUILDING CODE.

C. LICENSE: ALL WORK SHALL BE PERFORMED BY A C-27 CALIFORNIA LICENSED CONTRACTOR.

D. PE**RMITS AND INSPECTIONS**: THE CONTRACTOR SHALL OBTAIN, COORDINATE AND PAY FOR ANY AND ALL PERMITS, FEES AND AGENCY INSPECTIONS AS REQUIRED.

E. INSURANCE: THE CONTRACTOR SHALL CARRY ALL WORKMEN'S COMPENSATION, PUBLIC LIABILITY AND PROPERTY DAMAGE INSURANCE AS REQUIRED BY ALL APPLICABLE CODES, REGULATIONS AND BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

F. SITE VERIFICATION: PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL VERIFY, AT THE JOB SITE, ALL CONDITIONS AND DIMENSIONS SHOWN ON THE PLANS AFFECTING THE INTENDED DESIGN OF THE LANDSCAPE WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY.

G. LIABLE FOR ENCROACHMENT: THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ENCROACHMENT ONTO ADJACENT PROPERTY, RIGHT-OF-WAYS, EASEMENTS, SET-BACKS OR ANY OTHER LEGAL PROPERTY RESTRICTIONS EITHER MARKED OR UNMARKED.

H. COORDINATION OF ACTIVITIES: THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF HIS ACTIVITIES WITH ALL OTHER TRADES.

I. FIELD STAKING: PRIOR TO INSTALLATION, THE CONTRACTOR SHALL LOCATE BY STAKES, OR OTHER MEANS, ALL CONTAINER TREES, SHRUBS AND VINE LOCATIONS AND HEADER BOARD/MOW CURB LAYOUT.

J. NOTIFICATION OF DISCREPANCIES: ANY DISCREPANCIES BETWEEN THE FIELD CONDITIONS AND THE CONTRACT DOCUMENTS AND/OR THE DESIGN INTENT AFFECTING THE SUCCESSFUL COMPLETION AND COST OF THE PROJECT SHALL BE REPORTED TO THE OWNER'S AUTHORIZED REPRESENTATIVE AND RESOLVED BY THE DESIGN/BUILD TEAM.

K. LIABLE FOR DAMAGE: THE CONTRACTOR SHALL BE LIABLE FOR DAMAGE TO ALL UTILITIES, CONSTRUCTION, IRRIGATION AND PLANTING ELEMENTS, EXISTING OR NEW, THAT HAVE BEEN MARKED BY USA ALERT OR LOCATED AND IDENTIFIED AS EXISTING, AND SHALL REPAIR OR REPLACE ANY DAMAGED IMPROVEMENTS IN A MANNER ACCEPTABLE TO THE OWNER'S AUTHORIZED REPRESENTATIVE.

L. LIABLE FOR LOSS: THE CONTRACTOR SHALL BE RESPONSIBLE AND LIABLE FOR ANY LOSS TO HIS EQUIPMENT, PARTS AND MATERIALS ON THIS PROJECT UNTIL COMPLETION AND ACCEPTANCE OF THE JOB IN WRITING BY THE OWNER'S AUTHORIZED REPRESENTATIVE

M. WRITTEN GUARANTEE: ALL WORK SHALL BE GUARANTEED BY CONTRACTOR AS TO THE MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FOLLOWING THE DATE OF FINAL ACCEPTANCE OF PROJECT. THE CONTRACTOR SHALL PROVIDE A WRITTEN GUARANTEE ON HIS LETTERHEAD AT THE TIME OF THE FINAL INSPECTION.

N. WRITTEN CERTIFICATION: THE CONTRACTOR SHALL PROVIDE A WRITTEN CERTIFICATION THAT THE CONSTRUCTION WORK IS INSTALLED IN FULL COMPLIANCE WITH THE CONTRACT DOCUMENTS. ANY APPROVED SUBSTITUTIONS OR DEVIATIONS FROM THE PLANS OR SPECIFICATIONS SHALL BE NOTED. THIS CERTIFICATION SHALL BE ON THE CONTRACTOR LETTERHEAD WITH HIS SIGNATURE AND CALIFORNIA CONTRACTOR'S LICENSE NUMBER.

0. PLANT MATERIALS APPROVAL: THE CONTRACTOR SHALL, WITHIN FIFTEEN (15) WORKING DAYS FOLLOWING AWARD OF CONTRACT, SUBMIT TO THE OWNER AND LANDSCAPE ARCHITECT A COMPLETE LIST OF REQUIRED CONTAINER AND FLATTED GROUNDCOVER MATERIAL. THE LIST SHALL INCLUDE EACH TREE, SHRUB AND GROUNDCOVER; THEIR BOTANICAL AND COMMON NAME; EACH REQUIRED QUANTITY AND SIZE; THEIR NURSERY SOURCE LOCATIONS AND NURSERY SALES PERSON TO CONTACT; THEIR SPECIFICATIONS AS TO HEIGHT, SPREAD AND TRUNK CALIPER AT ONE FOOT (1') ABOVE GRADE (FOR TREES). A REPRESENTATIVE PHOTO OF EACH REQUIRED TREE SHALL ACCOMPANY THE SUBMITTAL.

P. STATE CIVIL CODE TITLE 7: TO THE EXTENT THAT THIS PROJECT IS GOVERNED BY TITLE 7 OF THE STATE CIVIL CODE, THE CONTRACTOR SHALL CONFORM WITH THE FUNCTIONALITY REQUIREMENT OF TITLE 7 OF THE CIVIL CODE.

II. OWNER'S LANDSCAPE WORK RESPONSIBILITIES:

A. LANDSCAPE RESPONSIBILITIES: THE OWNER WILL BE DIRECTLY RESPONSIBLE FOR ALL ASPECTS OF CONSTRUCTION INCLUDING ALL LANDSCAPE INSPECTIONS. ALL FIELD MEETINGS SHALL BE INITIATED BY THE CONTRACTOR AND COORDINATED WITH THE OWNER'S AUTHORIZED REPRESENTATIVE. CONTRACTOR SHALL BE IN A SUPPORT OBSERVATION ROLE TO THE OWNER PROVIDING INTERPRETIVE ADVICE ONLY IN ACCORDANCE WITH THE OBSERVATION SCHEDULE AS NOTED.

B. DETERMINING LEGAL AND PHYSICAL ELEMENTS: OWNER SHALL BE RESPONSIBLE FOR DETERMINING PROPERTY LINES, RIGHT-OF-WAYS, TRACT BOUNDARIES, GRADES, EASEMENTS, UTILITY LOCATIONS (ABOVE AND BELOW GRADE) ANY OTHER LEGAL OR PHYSICAL ELEMENTS, AS REQUIRED, FOR THE SUCCESSFUL COMPLETION OF THE WORK. CONTRACTOR SHALL NOT BE PERMITTED TO PROCEED WITH ANY WORK WITHOUT DETERMINATION OF THE ABOVE INFORMATION.

C. ROUGH GRADE: OWNER SHALL PROVIDE ROUGH GRADE TO WITHIN 1/10TH OF ONE FOOT OF FINISH GRADE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FINISH GRADE AND DRAINAGE OF ALL CONSTRUCTION ELEMENTS AT SPECIFIED GRADIENT.

D. SITE DISCREPANCIES: ALL DISCREPANCIES IN SITE CONDITIONS, DRAWINGS OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IT IS THE OWNER'S RESPONSIBILITY TO CONSULT THE CONTRACTOR PRIOR TO ANY FURTHER WORK IN THAT AREA. ANY UNREPORTED DISCREPANCY AND CONTINUED WORK WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER'S AUTHORIZED REPRESENTATIVE SHALL BE AT THE CONTRACTOR'S RISK AND EXPENSE.

III. REQUIRED FIELD OBSERVATION WORK:

A. REQUIRED FIELD OBSERVATION WORK: THESE PLANS WERE PREPARED WITH THE UNDERSTANDING THAT THE OWNER OF SAID PLANS WILL USE BRIGHTVIEW DESIGN GROUP TO PROVIDE 'FULL' CONTRACT SERVICES INCLUDING FIELD OBSERVATION SERVICES DURING CONSTRUCTION. FAILURE TO USE BRIGHTVIEW DESIGN GROUP TO PROVIDE AND COMPLETE THE FIELD OBSERVATION SERVICES SET FORTH HEREIN WILL SIGNIFICANTLY INCREASE THE RISK OF LOSS RESULTING, AMONG OTHER CAUSES, FROM MISINTERPRETATION OF THE INTENT OF THE DESIGN, UNAUTHORIZED MODIFICATIONS THERETO, AND FAILURE TO DETECT ERRORS AND OMISSIONS IN THE PLANS AND SPECIFICATIONS BEFORE THEY BECOME COSTLY MISTAKES BUILT INTO THE PROJECT. THEREFORE, IN THE EVENT THAT BRIGHTVIEW DESIGN GROUP IS OTHERWISE PRECLUDED FROM COMPLETING THE FIELD OBSERVATION SERVICES SET FORTH HEREIN, THE OWNER, OR SUBSEQUENT OWNER (INDIVIDUALS OR CORPORATIONS WHO HAVE PURCHASED THESE PLANS WITH THE PROJECT), AGREES TO HOLD HARMLESS, INDEMNIFY, AND DEFEND BRIGHTVIEW DESIGN GROUP AND THEIR CONSULTANTS FROM AND AGAINST ANY AND ALL CLAIMS.

IV. LANDSCAPE ARCHITECT'S LANDSCAPE FIELD OBSERVATION SCHEDULE:

I. FIELD OBSERVATION COORDINATION: THE FOLLOWING OBSERVATIONS SHALL BE INITIATED BY CONTRACTOR AND COORDINATED THROUGH THE OWNER'S AUTHORIZED REPRESENTATIVE. THE CONTRACTOR SHALL NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE NOT LESS THAN FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY OBSERVATION. CONTINUED WORK WITHOUT OBSERVATION OF THESE PHASES OF WORK IS AT THE CONTRACTOR RISK, WITH ANY REQUIRED CHANGE OR MODIFICATIONS AT THE CONTRACTOR EXPENSE.

J. CONTRACTOR ORIENTATION/PRE-CONSTRUCTION MEETING: THIS MEETING SHALL BE CONDUCTED TO DISCUSS THE SPECIFICATIONS, POSSIBLE DISCREPANCIES, SITE CONDITIONS AND OTHER ASPECTS OF THE PROJECT CONSTRUCTION WORK SUCH AS PERSONNEL, SCHEDULE AND REQUIREMENTS FOR STARTING WORK.

K. WEED ABATEMENT: THIS OBSERVATION SHALL BE PERFORMED AFTER THE WEED ABATEMENT CYCLE HAS BEEN COMPLETED TO REVIEW THE DEGREE OF WEED KILL.

L. PLANT MATERIAL APPROVAL, LAYOUT AND FINE GRADE OBSERVATION: THIS OBSERVATION VISIT SHALL BE PERFORMED AFTER PLACEMENT OR STAKING IN THE FIELD OF ALL PLANT MATERIALS PER THE PLANS. CONTAINER PLANTS SHALL BE PLACED ON SITE. BOXED SPECIMENS SHALL BE STAKED AS TO LOCATION.

M. PROGRESS/INSTALLATION INSPECTIONS: PERIODIC INSPECTIONS SHALL BE PERFORMED BY THE OWNER'S AUTHORIZED REPRESENTATIVE DURING CONSTRUCTION OPERATIONS TO ENSURE CONFORMANCE TO PLANS AND SPECIFICATIONS.

N. PLANT MATERIAL/HYDROSEED/PRE-MAINTENANCE OBSERVATION: THIS OBSERVATION WILL BE PERFORMED TO REVIEW ALL WORK UNDER THE CONTRACT FOR COMPLETENESS. SCHEDULING SHALL COINCIDE WITH ANY HYDROSEEDING WORK TO BE PERFORMED UNDER THIS CONTRACT.

O. MAINTENANCE OBSERVATIONS: THESE OBSERVATION VISITS SHALL BE PERFORMED AT THE END OF EACH THIRTY (30) DAY INTERVAL OF THE MAINTENANCE PERIOD TO ENSURE CONFORMANCE WITH THE MAINTENANCE SPECIFICATIONS.

P. FINAL OBSERVATION/PROJECT SUBSTANTIAL CONFORMANCE: THIS OBSERVATION VISIT WILL BE PERFORMED TO REVIEW ALL ASPECTS OF THE CONTRACTED WORK PRIOR TO RELEASING THE PROJECT TO THE OWNER.

V. SCOPE OF LANDSCAPE WORK:

A. BASE SHEETS: BASE SHEETS WERE DERIVED FROM BASE DATA:

PREPARED BY: HUNSAKER & ASSOCIATES
TITLE: VESTING TENTATIVE TRACT NO. 17845
DATED: 03-29-2016 REVISED: XX-XX-XXXX

B. HORTICULTURAL SOILS REPORT:

PREPARED BY: PENDING
TITLE: PENDING
DATED: REVISED:

C. GENERAL PLANTING NOTES:

1. SITE PREPARATION: PRIOR TO PROCEEDING WITH ANY WORK UNDER THIS CONTRACT, THE CONTRACTOR SHALL REMOVE ALL ROCKS, WEEDS, DEBRIS, AND OTHER EXTRANEOUS MATERIAL FROM THE JOB SITE AND DISPOSE OF IT OFF-SITE IN A SUITABLE AND LAWFUL MANNER.

2. PLANTING AREAS: UPON COMPLETION OF ALL IRRIGATION WORK, ALL PLANTING AREAS SHALL BE SPRAYED WITH A SYSTEMIC HERBICIDE; CLEARED AND GRUBBED OF SURFACE WEED GROWTH; AND SHALL BE WEED FREE PRIOR TO PROCEEDING WITH ANY PLANTING WORK.

3. FINISH GRADE: THE CONTRACTOR SHALL ESTABLISH FINISH GRADE A MINIMUM OF SIX INCHES (6") BELOW THE FINISH FLOOR OF BUILDINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SMOOTH EVEN FINISH GRADES AT BUILDINGS, WALKS, OTHER PERMANENT OBJECTS AND LIMITS OF WORK. ALL CHANGES IN GRADE SHALL BE BLENDED UNIFORM VERTICAL CURVES. ALL AREAS TO BE PLANTED IN TURF SHALL BE SMOOTHED WITH RAKES AND FLOATS TO THE OWNER'S (JOB SUPERINTENDENT) SATISFACTION. OBJECTS SUCH AS ROCKS, DEBRIS, CLODS OR OTHER EXTRANEOUS MATERIAL SHALL BE STOCK-PILED AND REMOVED.

1. DRAINAGE: THE CONTRACTOR SHALL BE RESPONSIBLE FOR DRAINAGE IN ALL PLANTING AREAS IN ACCORDANCE WITH THE PLANS, DETAILS, AND SPECIFICATIONS AT A MINIMUM 2% GRADIENT.

2. IMPORT SOIL: ON-SITE SOIL SHALL BE USED FOR ALL LANDSCAPE BERMS AND MOUNDING. WHEN ON-SITE SOIL IS NOT AVAILABLE, IMPORT SOIL SHALL MEET THE FOLLOWING SPECIFICATIONS:

SILT PLUS CLAY CONTENT OF THE IMPORT SOIL SHALL NOT EXCEED 20% BY WEIGHT WITH A MINIMUM 95% PASSING THE 2.0 MM. SIEVE. THE SODIUM ABSORPTION RATIO (SAR) SHALL NOT EXCEED 6.0 MM. AND THE ELECTRICAL CONDUCTIVITY (ECE) OF THE SATURATION EXTRACT OF THIS SOIL SHALL NOT EXCEED 3.0 MMHOS./CM AT 250C. THE BORON CONTENT OF THIS SOIL SHALL BE NO GREATER THAN 1 PPM AS MEASURED ON THE SATURATION EXTRACT. IN ORDER TO INSURE CONFORMANCE, SAMPLES OF THE IMPORT SOIL SHALL BE SUBMITTED TO THE SOIL LABORATORY FOR ANALYSIS PRIOR TO IMPORT ON SITE.

3. PLANT MATERIAL: ALL PLANT MATERIAL SHALL BE OF A SIZE, CHARACTER AND QUALITY WHICH MEETS THE ACCEPTED INDUSTRY STANDARDS FOR THAT PLANT AND BE FREE FROM INSECTS, THEIR EGGS, DISEASE, WEEDS, OR OTHER DETRIMENTAL CHARACTERISTICS.

4. HANDLING/STORAGE: ALL PLANTS SHALL BE HANDLED AND STORED SO THEY ARE ADEQUATELY PROTECTED FROM DRYING OUT, SUN, WINDBURN, VANDALISM OR ANY OTHER INJURY. B. REJECTION OF PLANT MATERIAL: THE OWNER'S AUTHORIZED REPRESENTATIVE AND LANDSCAPE ARCHITECT MAY REJECT ANY AND ALL PLANT MATERIAL REGARDED AS UNSUITABLE AT ANY TIME. SUCH PLANTS SHALL BE REMOVED FROM THE JOB SITE IMMEDIATELY AND BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.

5. PLANTING: ALL PLANT MATERIAL SHALL BE AS SPECIFIED AND PLANTED AS DETAILED AND NOTED HEREIN.

6. GROUNDCOVER PLANTING: ALL GROUNDCOVER AREAS NOTED ON THE PLANS SHALL BE PLANTED WITH ROOTED CUTTINGS FROM FLATS IN STAGGERED ROWS CONTINUOUSLY UNDER TREES AND SHRUBS AT THE SPACING INDICATED ON THE PLANS.

7. SOIL PREPARATION: ALL PLANTING AREAS TO RECEIVE GROUNDCOVER FROM FLATS AND/OR TURF (EXCEPT GROUNDCOVER AREAS ON SLOPES 3:1 OR GREATER) SHALL RECEIVE THE FOLLOWING AMENDMENTS PER 1,000 SQ. AND SHALL BE UNIFORMLY BLENDED INTO THE UPPER SURFACE SOIL TO A DEPTH AS REQUIRED IN THE HORTICULTURAL SOILS REPORT. AMT./PER 1000 SQ. REFER TO HORTICULTURAL SOILS REPORT

8. BACKFILL MIX: BACKFILL MIX AROUND ALL CONTAINER PLANT MATERIALS SHALL CONSIST OF THE FOLLOWING UNIFORMLY BLENDED MATERIALS: REFER TO HORTICULTURAL SOILS REPORT

9. PLANTING TABLETS: AS INDICATED ON THE DETAILS, PLANT TABLETS SHALL BE 'GRO-POWER' PLANTING TABLETS 12-8-8 (7 GRAM OR EQUAL) AND SHALL BE FURNISHED IN THE FOLLOWING RATES. PLANT TABLETS SHALL BE PLACED AT THE TOP OF THE ROOTBALL, APPROXIMATELY TWO INCHES (2") FROM ROOT TIP AT EVEN SPACING AROUND THE PLANT.

a. THREE (3) TABLETS PER ONE (1) GALLON CONTAINER
b. NINE (9) TABLETS PER FIVE (5) GALLON CONTAINER
c. FIFTEEN (15) TABLETS PER FIFTEEN (15) GALLON CONTAINER
d. SIXTEEN (16) TABLETS PER TWENTY INCH (20") BOX AND TWENTY-FOUR INCH (24") BOX
e. TWENTY (20) TABLETS PER THIRTY INCH (30") BOX AND THIRTY-SIX INCH (36") BOX
f. TWENTY-TWO (22) TABLETS PER FORTY-TWO INCH (42") BOX AND FORTY-EIGHT INCH (48") BOX
g. THIRTY-SIX (36) TABLETS PER SIXTY INCH (60") BOX
h. FORTY-FIVE (45) TABLETS PER SEVENTY-TWO INCH (72") BOX
i. FORTY-EIGHT (48) TABLETS PER EIGHTY-FOUR INCH (84") BOX

13. VINES: ALL VINES SHALL BE PLANTED AS HAVE PER THE SHRUB/VINE PLANTING DETAIL AND SHALL THE WOOD SUPPORT STAKE CAREFULLY REMOVED WITHOUT DAMAGE TO THE PLANT OR ROOTBALL.

a. MASONRY WALLS: ON MASONRY WALLS, USE ADHESIVE TYPE VINE SUPPORTS WITH SILICONE ADHESIVE AND HEAVY DUTY VINE TIES. ON MASONRY WALLS, INSTALL A MINIMUM OF FIVE (5) LOCATIONS PER EACH FIVE (5) GALLON VINE AND TEN (10) LOCATIONS PER EACH FIFTEEN (15) GALLON VINE.

VI. ESTABLISHMENT MAINTENANCE NOTES:

A. ESTABLISHMENT MAINTENANCE PERIOD: THE MAINTENANCE PERIOD SHALL COMMENCE UPON THE OWNER'S WRITTEN APPROVAL OF ALL PHASES OF PLANTING INSTALLATION AND SHALL BE FOR THE PERIOD OF TIME AS FOLLOWS: NINETY (90) CONTINUOUS CALENDAR DAYS.

B. MAINTENANCE PROCEDURES:

1. GENERAL: THE GENERAL CARE AND MAINTENANCE OF ALL AREAS SHALL CONSIST OF PROPER WATERING, FERTILIZATION, WEEDING, RODENT CONTROL, CLEANUP AND AS NOTED BELOW.

2. GROUNDCOVER FROM FLATS WITHOUT OVERSEED: APPLY PRE-EMERGENT HERBICIDE AT THE START OF MAINTENANCE IN ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTRUCTIONS.

3. FERTILIZATION: MAINTENANCE WORK SHALL INCLUDE FERTILIZATION WITH THE FOLLOWING FERTILIZER AT THIRTY (30) DAY INTERVALS AFTER PLANTING. REFER TO HORTICULTURAL SOILS REPORT

4. WEEDING: ANY CONCENTRATED DEVELOPMENT OF WEED GROWTH THAT MAY APPEAR IN PLANTING AREAS DURING THE MAINTENANCE PERIOD SHALL BE REMOVED AT TEN (10) DAY INTERVALS. THE CONTRACTOR SHALL REMOVE SUCH CONCENTRATIONS OF WEEDS INCLUDING THEIR ROOTS BY HAND OR IN A MANNER ACCEPTABLE TO THE OWNER'S AUTHORIZED REPRESENTATIVE AND LANDSCAPE ARCHITECT. NOTE: CULTIVATION OF GROUNDCOVER IS NOT ACCEPTABLE.

5. RODENT CONTROL: THE CONTRACTOR SHALL TAKE THE NECESSARY STEPS TO ELIMINATE ANY RODENTS ENCOUNTERED ON SITE.

6. CLEAN-UP: DURING THE COURSE OF THE MAINTENANCE WORK, THE CONTRACTOR SHALL REMOVE SURPLUS MATERIALS AND DEBRIS FROM THE SITE AND SHALL KEEP THE PREMISES IN A NEAT AND CLEAN CONDITION AT ALL TIMES.

7. PROTECTION OF LANDSCAPE: DURING THE MAINTENANCE PERIOD, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION OF ALL PLANTING AREAS. ANY DAMAGED AREAS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

8. FINAL ACCEPTANCE: WILL BE GIVEN AT THE END OF THE MAINTENANCE PERIOD FOR ALL PLANTED AREAS ONCE HYDROSEED GERMINATION HAS OCCURRED AND ESTABLISHMENT HAS BEEN OBTAINED.

VII. SPECIAL PLANTING NOTES:

A. ALL LANDSCAPE AREAS SHALL DRAIN TO THE AREA DRAIN AT MIN. 2% PER CIVIL ENGINEERS REVISED GRADING PLAN. FINAL TREE AND SHRUB PLACEMENT TO BE APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO PLANTING.

B. THE CONTRACTOR SHALL OBSERVE THE FOLLOWING PLANTING REQUIREMENTS FOR ALL TREES:

1. TREES SHALL BE A MINIMUM OF 5' -0" FROM ALL HARDSCAPE, CENTERED IN A 1 0' -0" WIDE PLANTING AREA WITHOUT A ROOT BARRIER.
2. ALL TREES IN PLANTING AREAS 5' -0" WIDE TO 10' -0" WIDE SHALL HAVE ROOT BARRIERS.
3. ALL TREES THAT ARE WITHIN 5' -0" OF HARDSCAPE ELEMENTS SHALL HAVE A ROOT BARRIER. TREES SHALL NOT BE PLANTED IN AREAS LESS THAN THE MINIMUM PLANTING AREA SPECIFIED IN THE LEGEND
4. THE CONTRACTOR SHALL VERIFY ALL MINIMUM TREE SPACING REQUIREMENTS PRIOR TO PLANTING. TREES NOT MEETING THE REQUIREMENTS SHALL NOT BE PLANTED AND SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER/ LANDSCAPE ARCHITECT.

C. ALL NON-FIRE RESISTIVE TREES, INCLUDING CONIFERS, PEPPER TREES, EUCALYPTUS, AND ACACIA SPECIES, SHALL BE PLANTED AND MAINTAINED SO THAT THE TREE'S DRIP LINE AT MATURITY IS A MINIMUM 30 FEET FROM ANY COMBUSTIBLE STRUCTURE. ALL FIRE RESISTIVE TREE SPECIES SHALL BE PLANTED AND MAINTAINED AT A MINIMUM OF 10 FEET FROM THE TREE'S DRIP LINE TO ANY COMBUSTIBLE STRUCTURE.

D. FOR STREETSCAPE PLANTINGS, ALL NON-FIRE RESISTIVE TREES SHALL BE PLANTED SO THAT THE CENTER OF THE TREE TRUNK IS 20 FEET FROM EDGE OF CURB; FIRE RESISTIVE TREES CAN BE PLANTED 10 FEET FROM EDGE OF CURB TO CENTER OF TREE TRUNK. CARE SHOULD BE GIVEN TO THE TYPE OF TREE SELECTED THAT WILL NOT ENCROACH INTO THE ROADWAY, NOR PRODUCE A CLOSED CANOPY EFFECT.

E. LIMIT PLANTING OF LARGE UNBROKEN MASSES ESPECIALLY TREES AND LARGE SHRUBS. GROUPS SHOULD BE TWO TO THREE TREES MAXIMUM, WITH MATURE FOLIAGE OF ANY GROUP SEPARATED HORIZONTALLY BY AT LEAST 10 FEET, IF PLANTED ON LESS THAN 20 PERCENT SLOPE, AND 20 FEET, IF PLANTED ON GREATER THAN 20 PERCENT SLOPE.

F. IF SHRUBS ARE LOCATED UNDERNEATH A TREE'S DRIP LINE, THE LOWEST BRANCH SHOULD BE AT LEAST THREE TIMES AS HIGH AS THE UNDERSTORY SHRUBS OR 10 FEET, WHICHEVER IS GREATER.

G. EXISTING TREES CAN BE PRUNED 10 FEET AWAY FROM ROOF, EAVE, OR EXTERIOR SIDING, DEPENDING ON THE TREE'S PHYSICAL OR FLAMMABLE CHARACTERISTICS AND THE BUILDING CONSTRUCTION FEATURES.

H. ALL TREE BRANCHES AND PALM FRONDS SHALL BE REMOVED WITHIN 10 FEET OF A FIREPLACE CHIMNEY OR OUTDOOR BARBECUE.

I. ALL LANDSCAPING SHALL BE INSTALLED BEFORE FINAL INSPECTION.

J. JUTE PRODUCT: BELTON IND.-ANTI-WASH/GEO JUTE 'SMOLDER RESISTANT' (BROWN) AVAILABLE THROUGH: PACIFIC SOIL STABILIZATION CONTACT PERSON: BILL SALADIN PHONE NUMBER (805) 925-7737 AND STAKE FIVE FEET (5') O.C.

K. TURF EDGING: TURF EDGING SHALL BE SHOVEL CUT OR MOWCURB PER PLAN.

O. HORTICULTURAL SOILS REPORT: (PENDING)

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PROJECT
RANCHO LA HABRA - PA 7
VESTING TENTATIVE
TRACT NO. 17845
CALATLANTIC GROUP
COMMUNITY PLANTING PLANS

DATE	DESCRIPTION	DATE	DESCRIPTION

DESIGN DEVELOPMENT PLANS

JOB NUMBER:	1730227
ISSUE DATE:	11-10-17
DRAWN BY:	TW, SC, CF, AH
CHECKED BY:	DS

TITLE
PLANTING NOTES

SHEET
L.4.001

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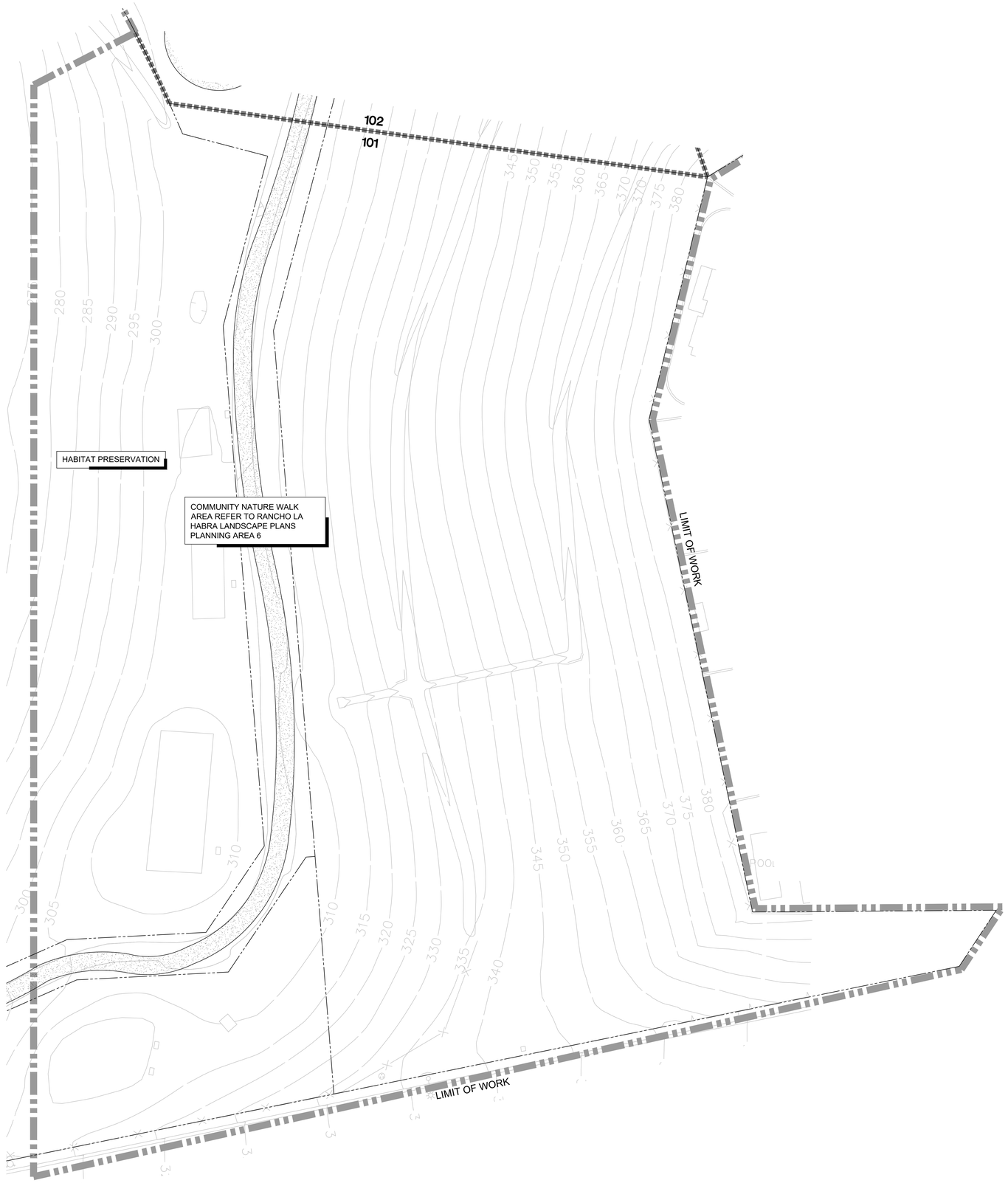


PLANTING NOTES:

ALL LANDSCAPE AREAS SHALL SHEET FLOW @ 2% MINIMUM OR DRAIN TO AREA DRAINS @ 1% MINIMUM IN ACCORDANCE WITH THE LANDSCAPE CONSTRUCTION PLANS AND LANDSCAPE DRAINAGE AND CIVIL ENGINEERING PLANS CONTAINED HEREIN.

FINAL TREE AND SHRUB PLACEMENT TO BE APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO PLANTING.

( ) TYP. FLOWLINE/DIRECTION OF DRAINAGE @ 1% MIN. SEE CIVIL ENG. PLANS.

ALL SHRUB PLANTING AREAS TO BE MULCHED WITH A THREE (3") INCH LAYER OF MULCH.

FOREST FLOOR MULCH 1/2"-1 1/2" APPEARANCE GRADE. AGUINAGUA FERTILIZER CO. PHONE: (949)786-9558

ALL TREES THAT ARE CLOSER THAN FIVE FEET (5') TO HARDSCAPE ELEMENTS SHALL BE PLANTED WITH AN OWNER AND AGENCY APPROVED LINEAR ROOT BARRIER.

G INDICATES LINEAR ROOT BARRIER PER DETAIL C, SHEET L.4.301

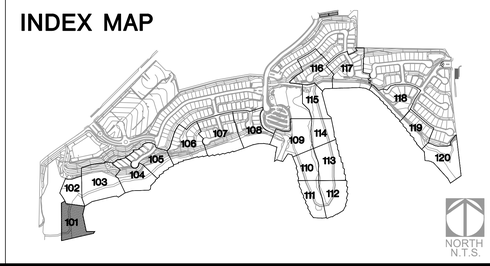
ADD SUBDRAIN AT PALMS AND OLIVES PER DETAIL D, SHEET L.4.301

NORTH

0 20 40

SCALE: 1"=20'-0"

INDEX MAP



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PROJECT

RANCHO LA HABRA - PA 7
VESTING TENTATIVE
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CALATLANTIC GROUP

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TITLE

OVERALL TREE PLAN

SHEET

L.4.101

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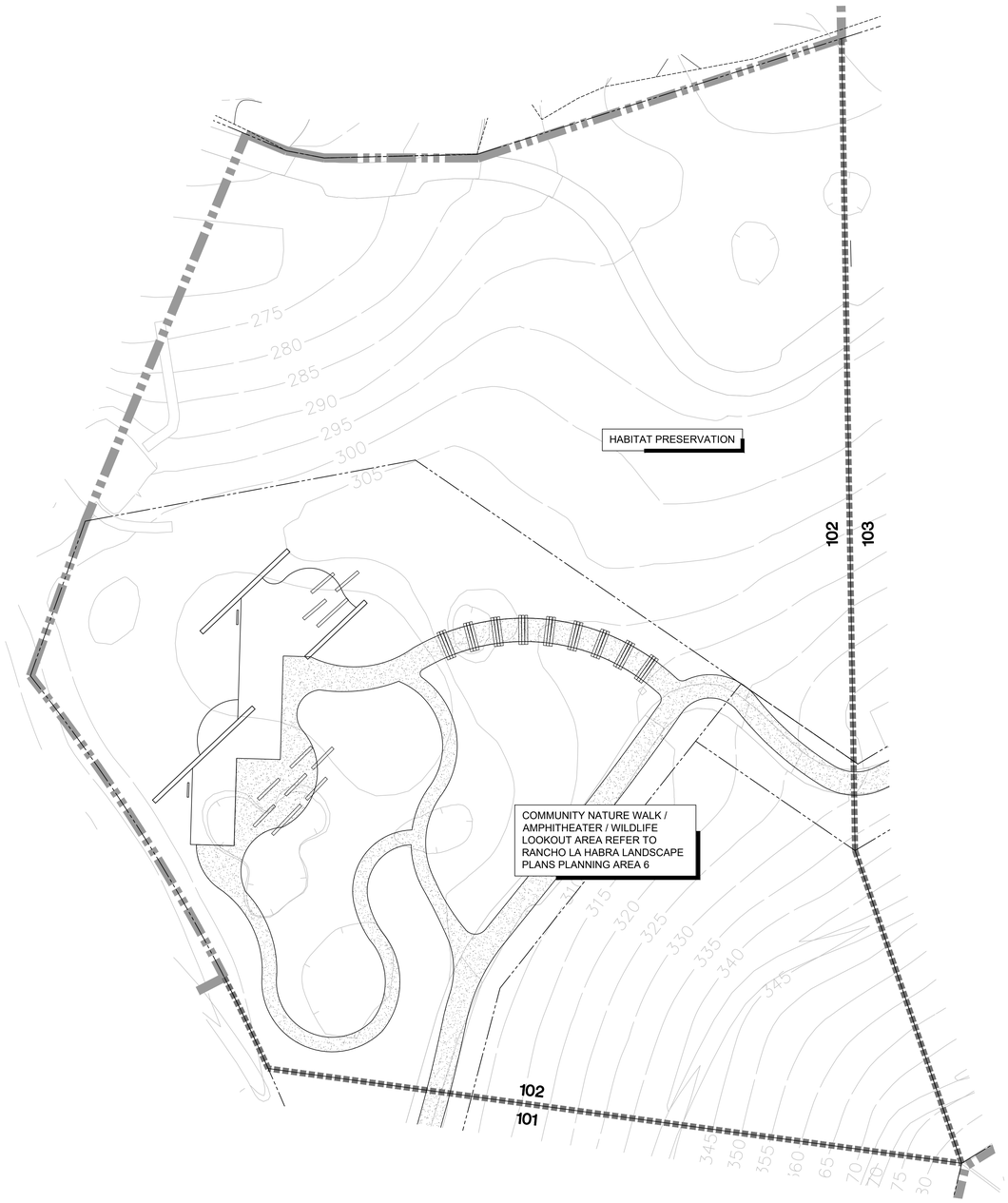

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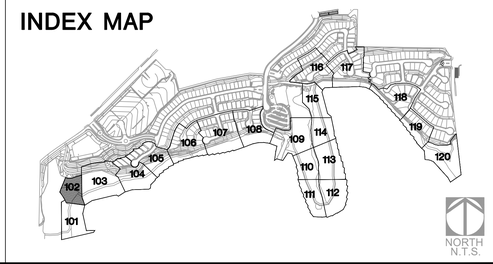
NORTH

0 20 40

SCALE: 1"=20'-0"

INDEX MAP



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PROJECT

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VESTING TENTATIVE
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CALATLANTIC GROUP

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TITLE

OVERALL TREE PLAN

SHEET

L.4.102

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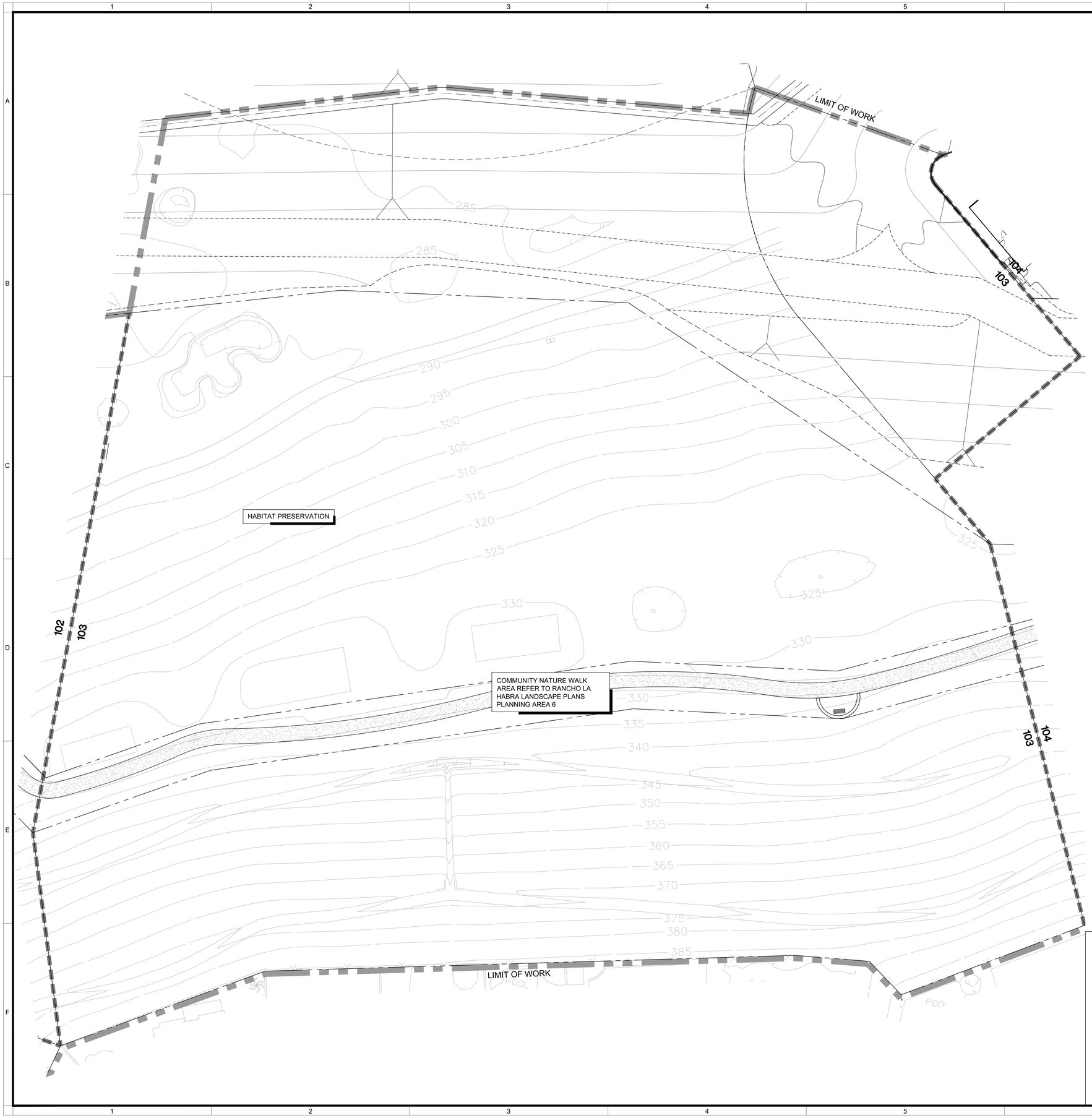

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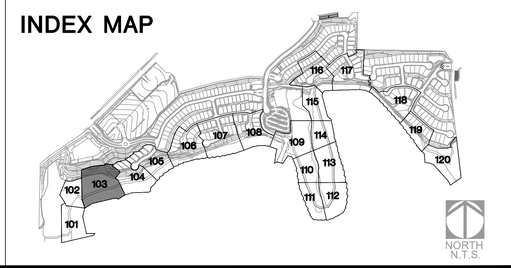
ADD SUBDRAIN AT PALMS AND OLIVES PER DETAIL D, SHEET L.4.301

NORTH

0 20 40

SCALE: 1"=20'-0"

INDEX MAP



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PROJECT

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TITLE

OVERALL TREE PLAN

SHEET

L.4.103

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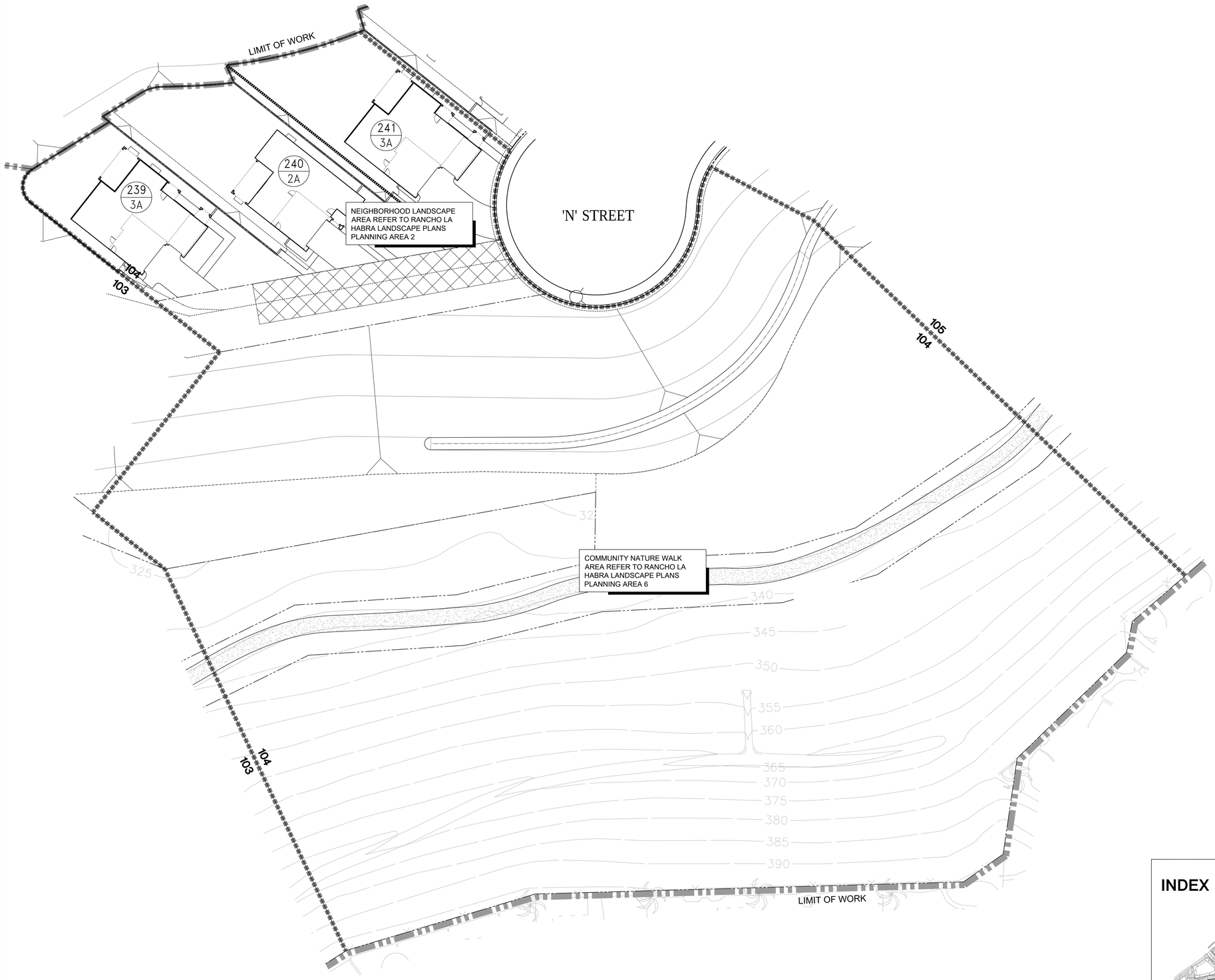

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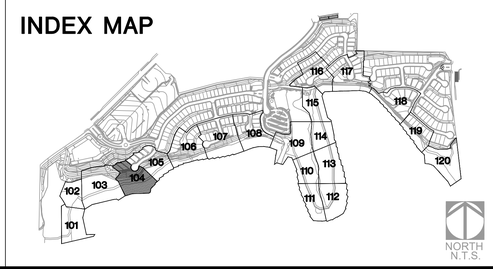
NORTH

0 20 40

SCALE: 1"=20'-0"

INDEX MAP



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VESTING TENTATIVE
TRACT NO. 17845
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COMMUNITY PLANTING PLANS

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TITLE

OVERALL TREE PLAN

SHEET

L.4.104

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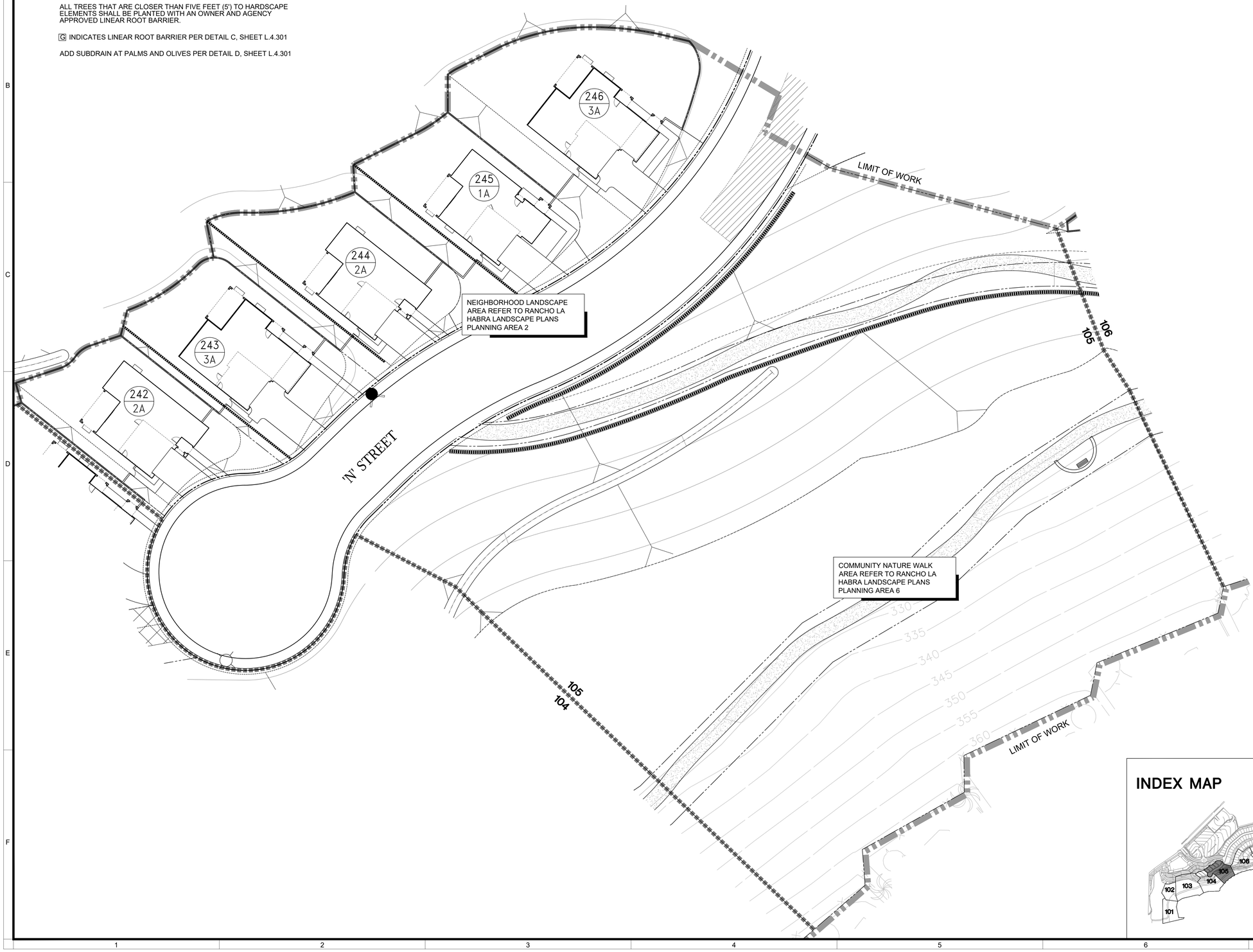
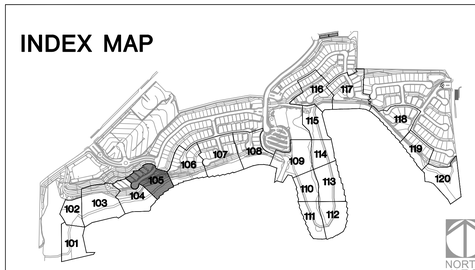


NORTH

0 20 40
SCALE: 1"=20'-0"

INDEX MAP



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PROJECT

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TRACT NO. 17845
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COMMUNITY PLANTING PLANS

DATE	DESCRIPTION

DESIGN DEVELOPMENT PLANS

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TITLE

OVERALL
TREE PLAN

SHEET

L.4.105

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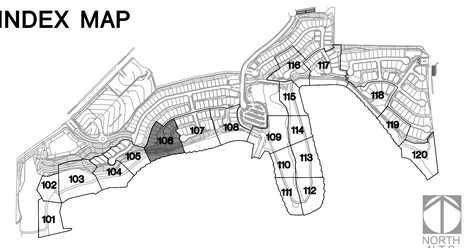
NORTH

0 20 40
SCALE: 1"=20'-0"

INDEX MAP



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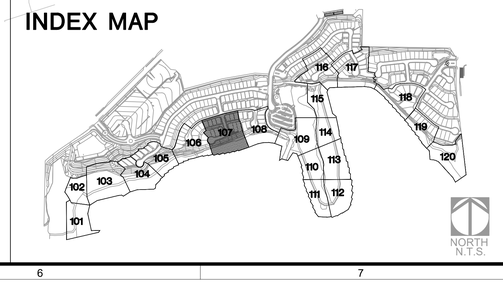

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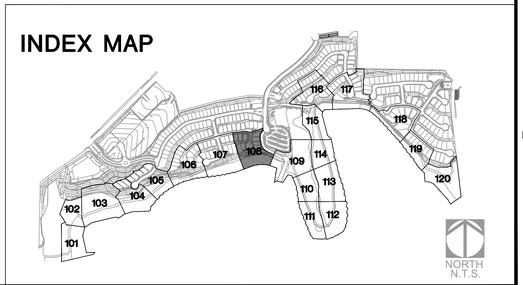
ADD SUBDRAIN AT PALMS AND OLIVES PER DETAIL D, SHEET L.4.301

NORTH

0 20 40

SCALE: 1"=20'-0"

INDEX MAP



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1846
Signature
Date
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STATE OF CALIFORNIA

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PROJECT

RANCHO LA HABRA - PA 7
VESTING TENTATIVE
TRACT NO. 17845
CALATLANTIC GROUP

COMMUNITY PLANTING PLANS

DATE	DESCRIPTION	DATE	DESCRIPTION

DESIGN DEVELOPMENT PLANS

JOB NUMBER:	1730227
ISSUE DATE:	11-10-17
DRAWN BY:	TW, SC, CF, AH
CHECKED BY:	DS

TITLE

OVERALL TREE PLAN

SHEET

L.4.108

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PLANTING NOTES:

ALL LANDSCAPE AREAS SHALL SHEET FLOW @ 2% MINIMUM OR DRAIN TO AREA DRAINS @ 1% MINIMUM IN ACCORDANCE WITH THE LANDSCAPE CONSTRUCTION PLANS AND LANDSCAPE DRAINAGE AND CIVIL ENGINEERING PLANS CONTAINED HEREIN.

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NORTH

0 20 40
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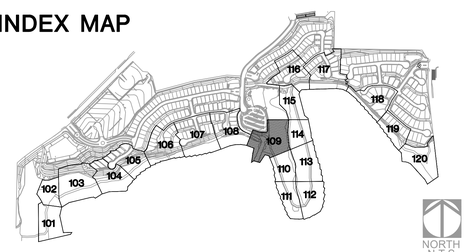
INDEX MAP



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OVERALL
TREE PLAN

SHEET

L.4.109

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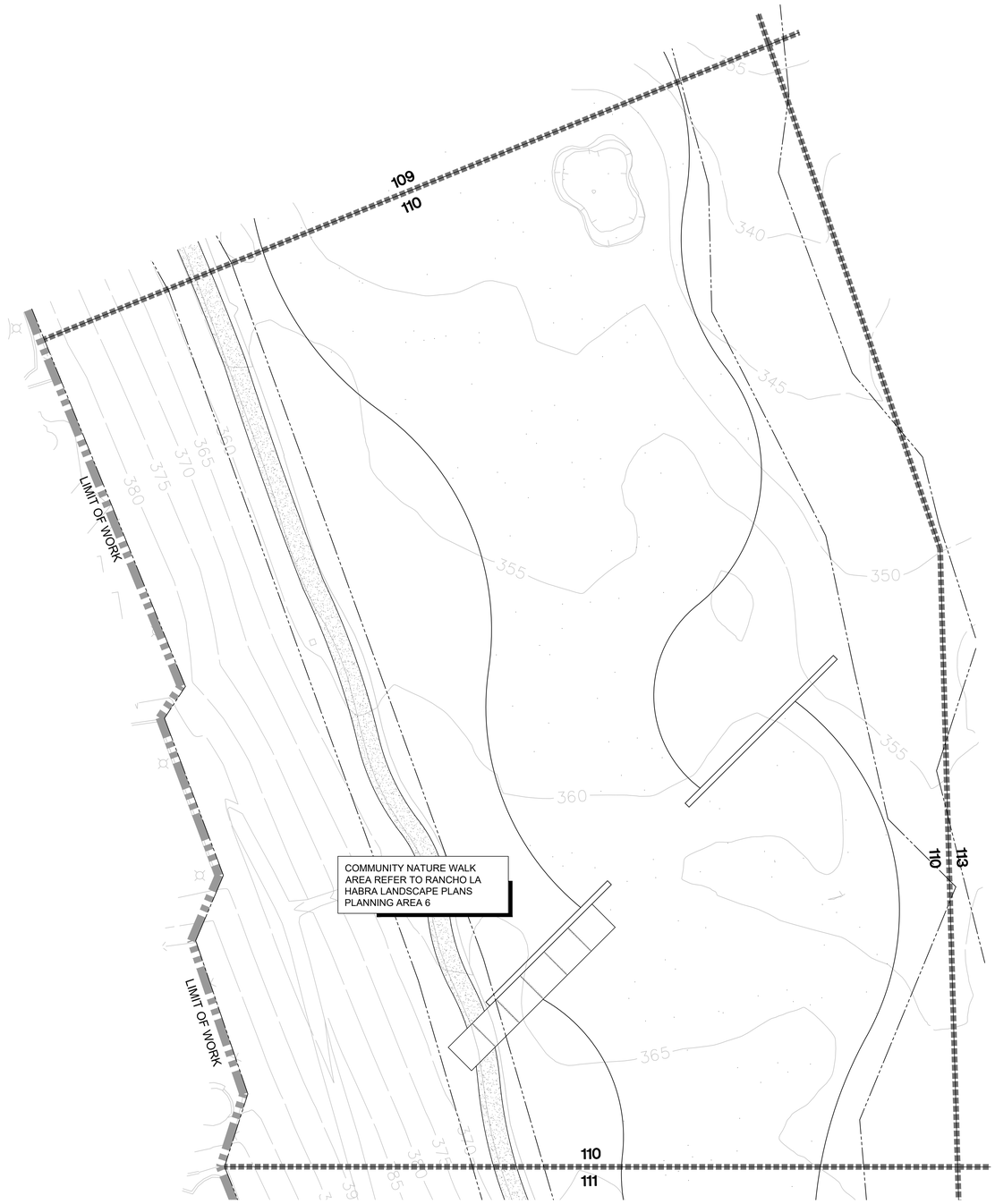

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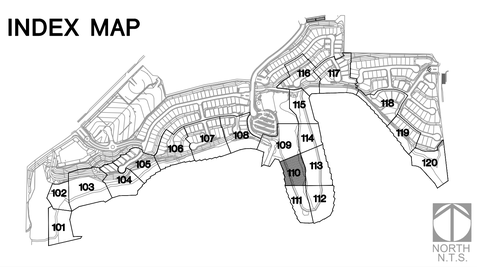
NORTH

0 20 40

SCALE: 1"=20'-0"

INDEX MAP



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PROJECT

RANCHO LA HABRA - PA 7
VESTING TENTATIVE
TRACT NO. 17845
CALATLANTIC GROUP

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CHECKED BY:	DS

TITLE

OVERALL TREE PLAN

SHEET

L.4.110

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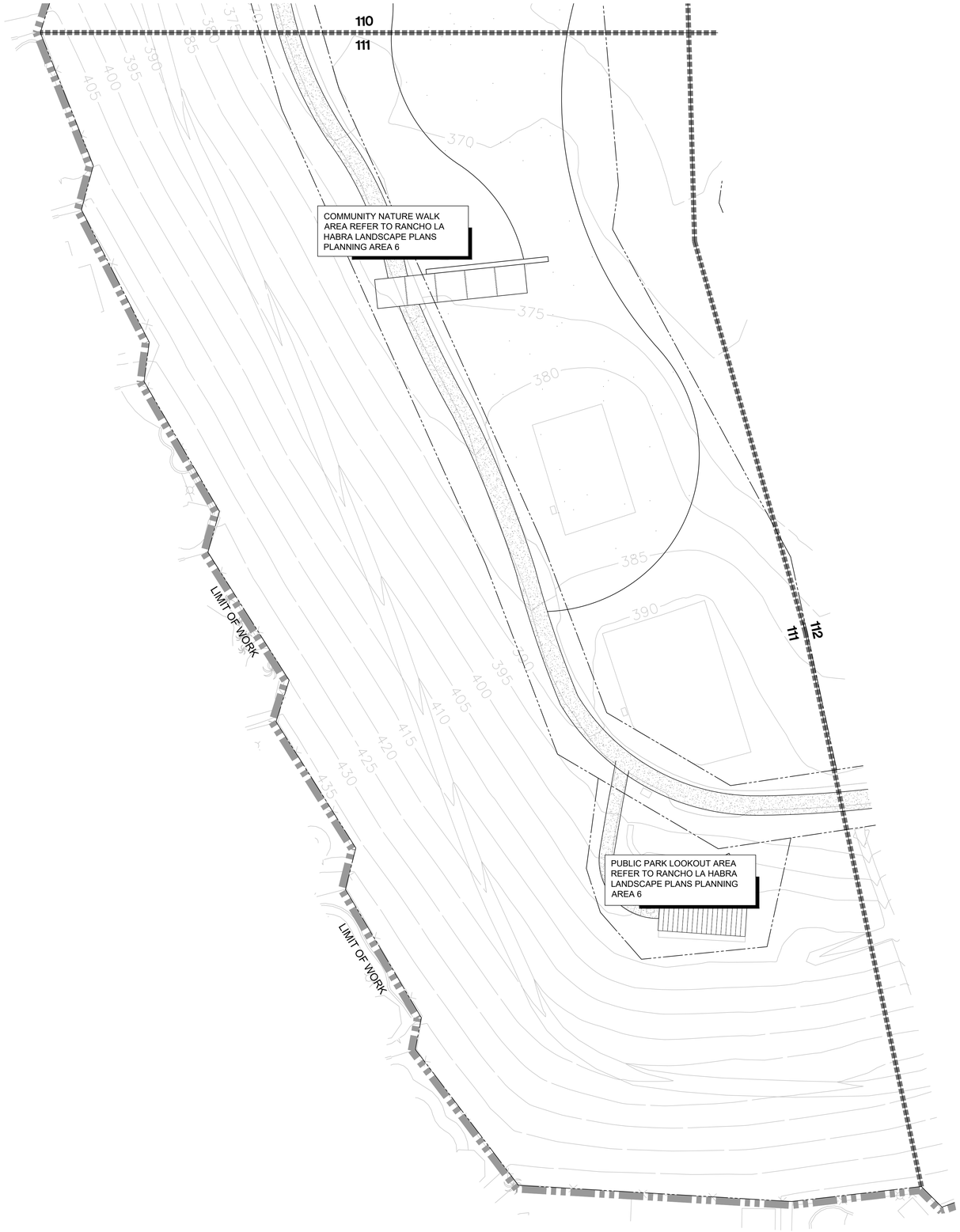

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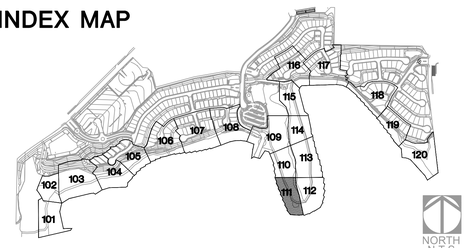
NORTH

0 20 40

SCALE: 1"=20'-0"

INDEX MAP



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PROJECT

RANCHO LA HABRA - PA 7
VESTING TENTATIVE
TRACT NO. 17845
CALATLANTIC GROUP

COMMUNITY PLANTING PLANS

DESCRIPTION	DATE
DESCRIPTION	DATE

DESIGN DEVELOPMENT PLANS

JOB NUMBER:	1730227
ISSUE DATE:	11-10-17
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CHECKED BY:	DS

TITLE

OVERALL
TREE PLAN

SHEET

L.4.111

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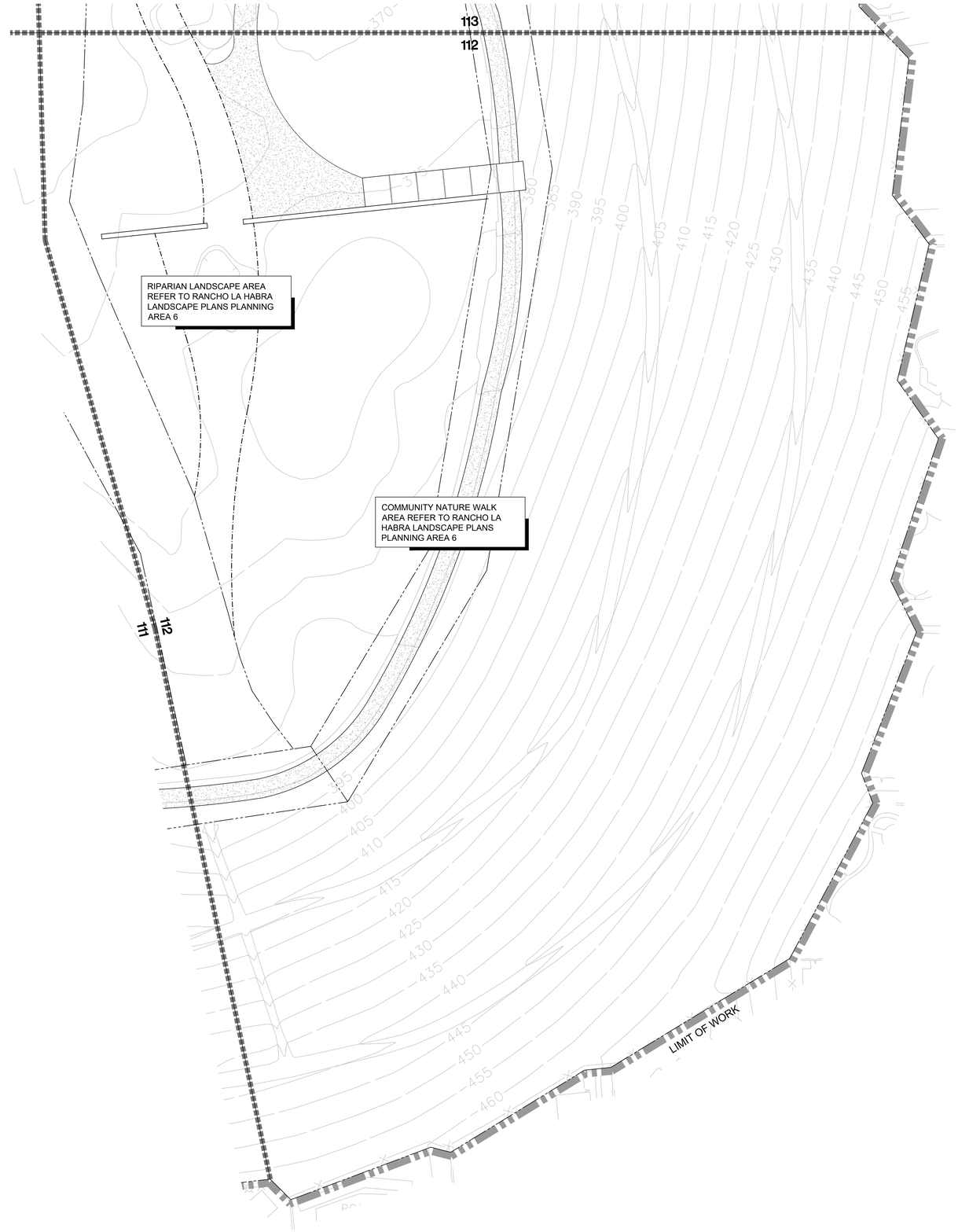

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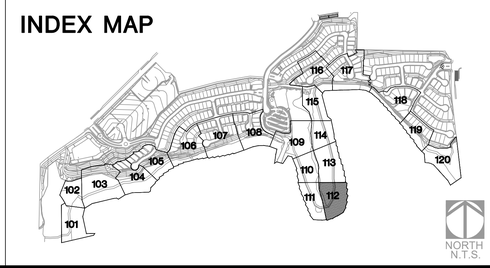
NORTH

0 20 40

SCALE: 1"=20'-0"

INDEX MAP



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PROJECT

RANCHO LA HABRA - PA 7
VESTING TENTATIVE
TRACT NO. 17845
CALATLANTIC GROUP

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JOB NUMBER:	1730227
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TITLE

OVERALL TREE PLAN

SHEET

L.4.112

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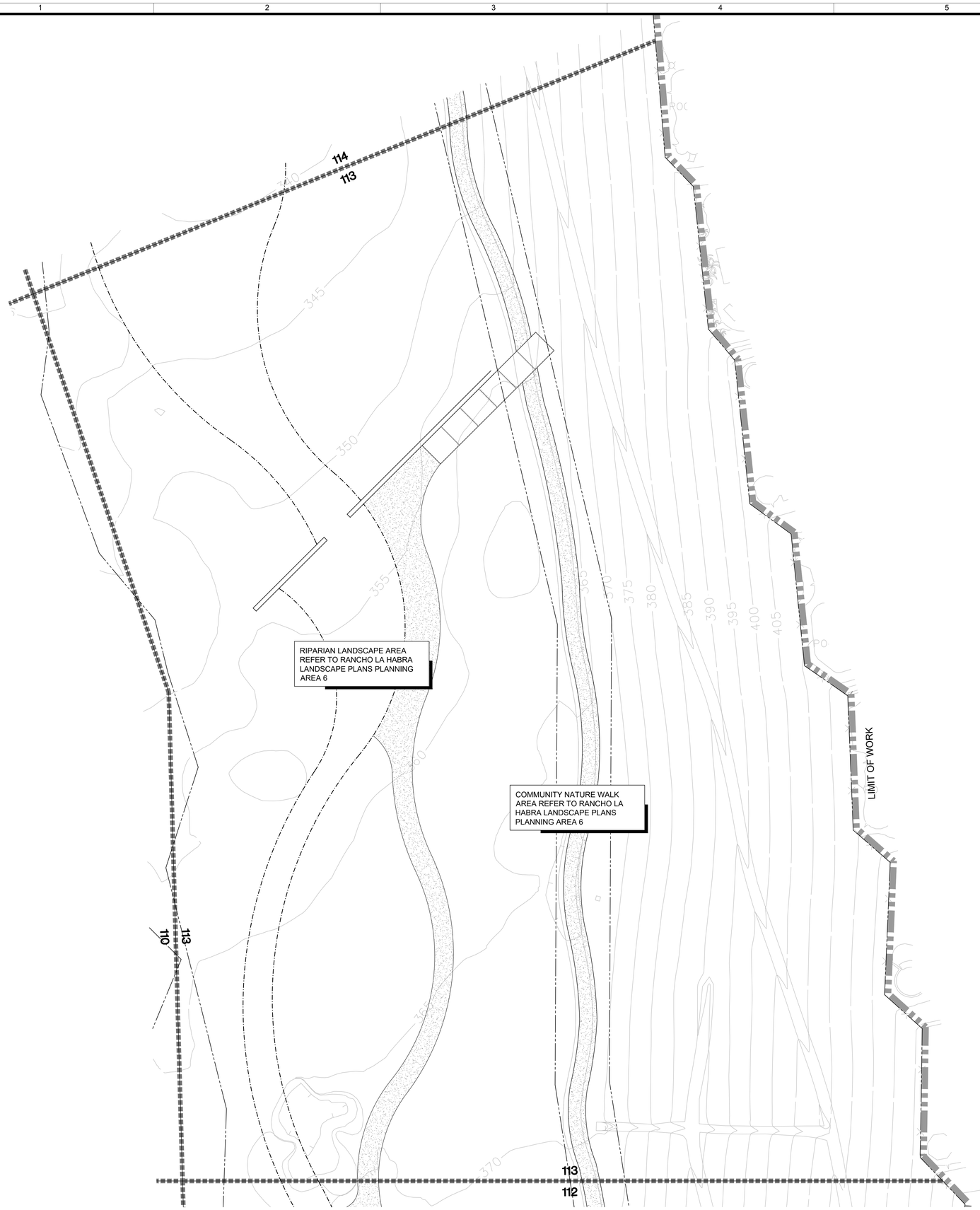

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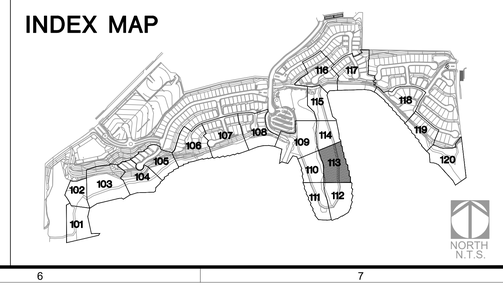
NORTH

0 20 40

SCALE: 1"=20'-0"

INDEX MAP



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PROJECT

RANCHO LA HABRA - PA 7
VESTING TENTATIVE
TRACT NO. 17845
CALATLANTIC GROUP

COMMUNITY PLANTING PLANS

DATE	DESCRIPTION	DATE	DESCRIPTION

DESIGN DEVELOPMENT PLANS

JOB NUMBER:	1730227
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TITLE

OVERALL TREE PLAN

SHEET

L.4.113

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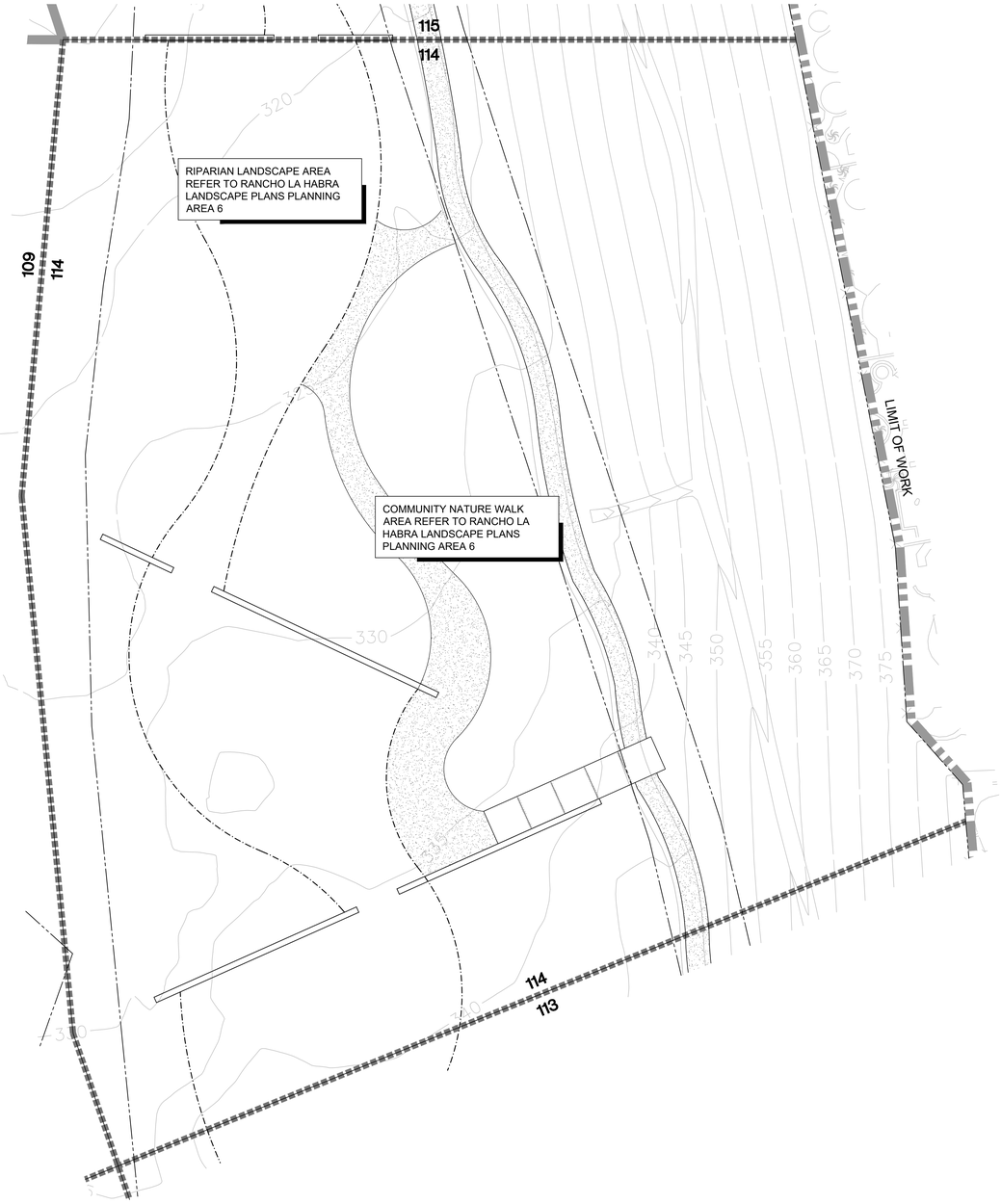

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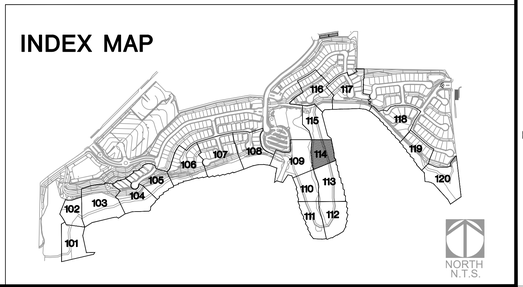
NORTH

0 20 40

SCALE: 1"=20'-0"

INDEX MAP



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TITLE

OVERALL TREE PLAN

SHEET

L.4.114

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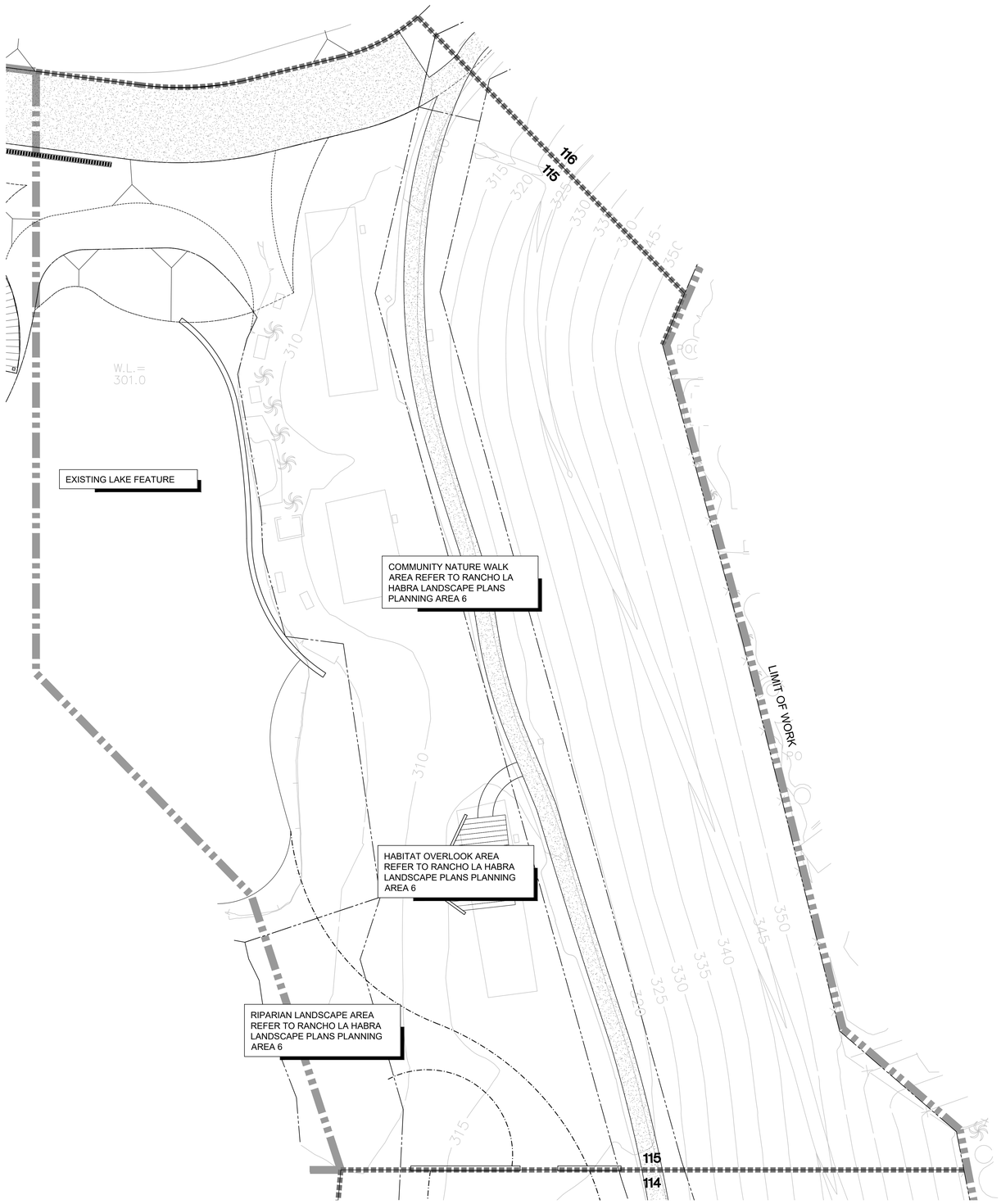

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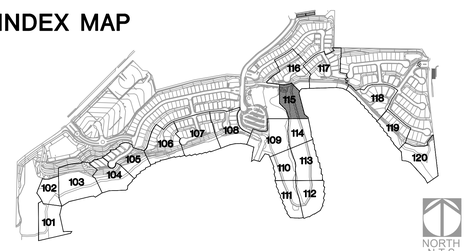
NORTH

0 20 40

SCALE: 1"=20'-0"

INDEX MAP



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OVERALL TREE PLAN

SHEET

L.4.115

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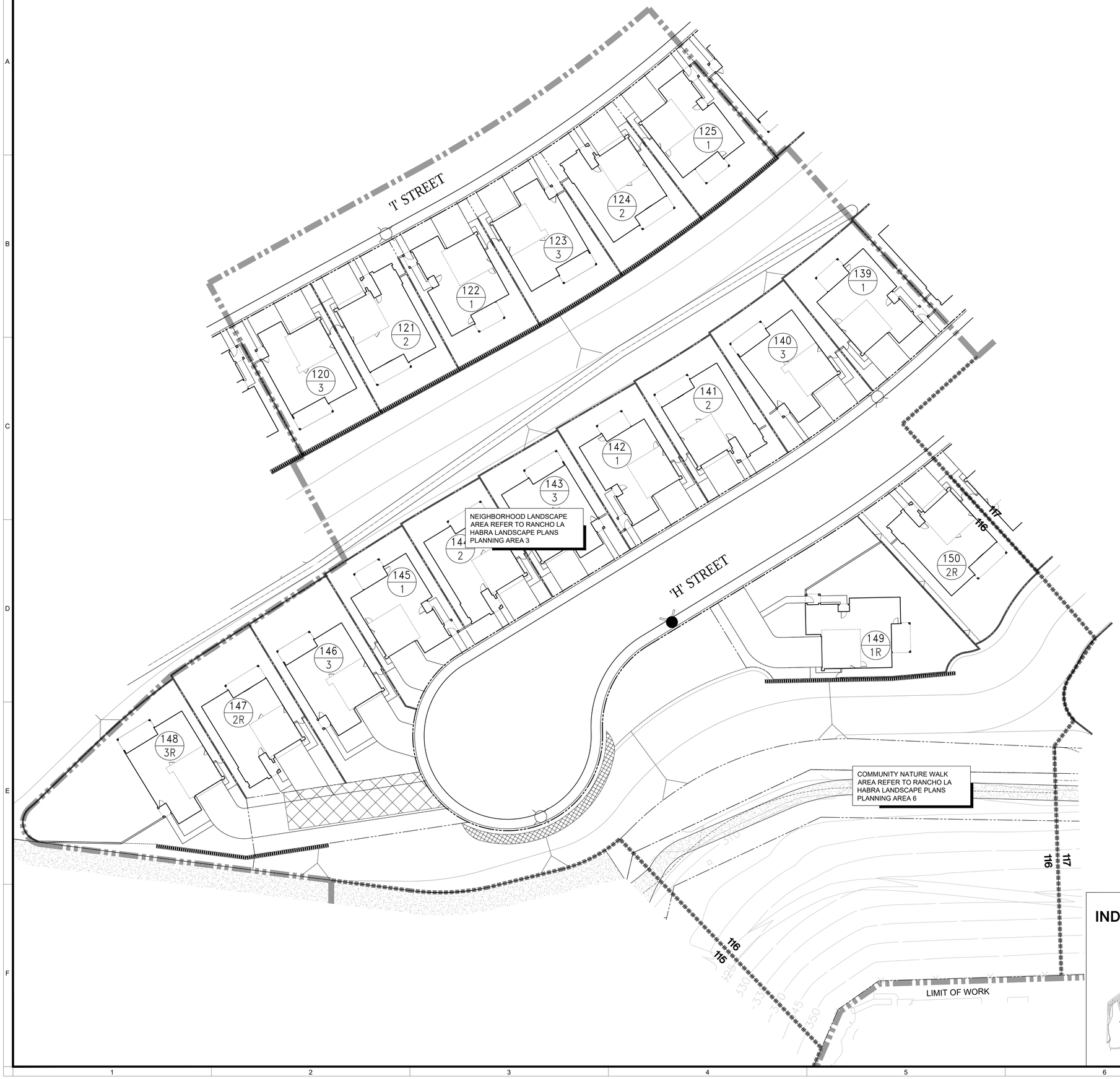

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NORTH

0 20 40

SCALE: 1"=20'-0"

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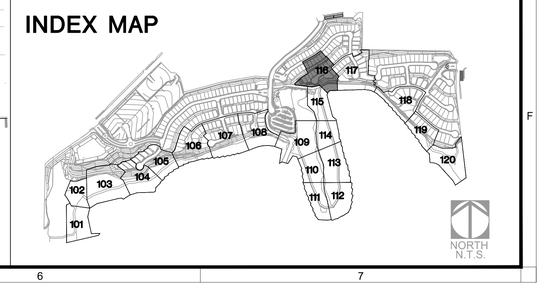

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DESIGN DEVELOPMENT PLANS

JOB NUMBER:	1730227
ISSUE DATE:	11-10-17
DRAWN BY:	TW, SC, CF, AH
CHECKED BY:	DS

TITLE

OVERALL TREE PLAN

SHEET

L.4.116

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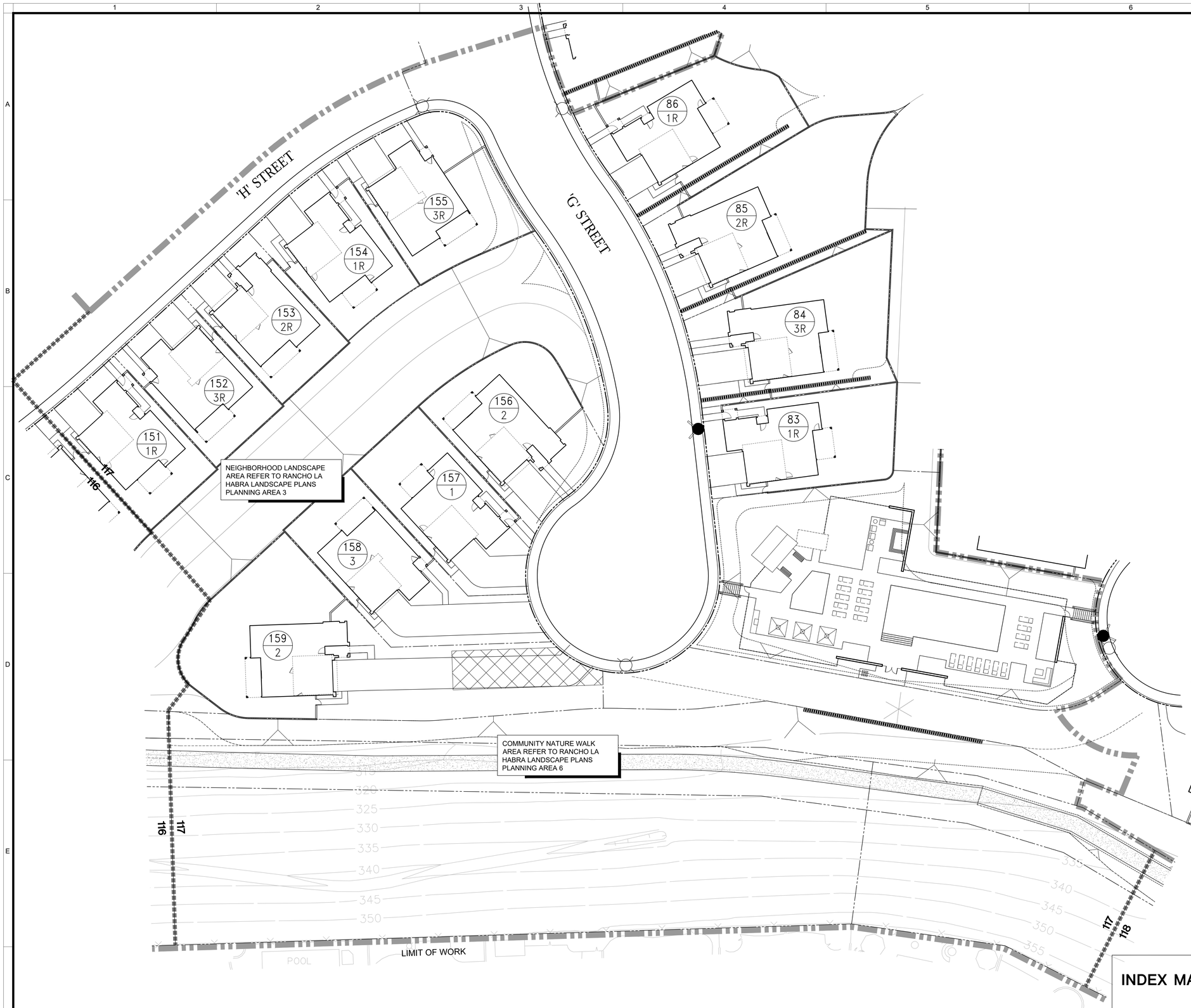


PLANTING NOTES:

ALL LANDSCAPE AREAS SHALL SHEET FLOW @ 2% MINIMUM OR DRAIN TO AREA DRAINS @ 1% MINIMUM IN ACCORDANCE WITH THE LANDSCAPE CONSTRUCTION PLANS AND LANDSCAPE DRAINAGE AND CIVIL ENGINEERING PLANS CONTAINED HEREIN.

FINAL TREE AND SHRUB PLACEMENT TO BE APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO PLANTING.

( ) TYP. FLOWLINE/DIRECTION OF DRAINAGE @ 1% MIN. SEE CIVIL ENG. PLANS.

ALL SHRUB PLANTING AREAS TO BE MULCHED WITH A THREE (3") INCH LAYER OF MULCH.

FOREST FLOOR MULCH 1/2"-1 1/2" APPEARANCE GRADE. AGUINAGUA FERTILIZER CO. PHONE: (949)786-9558

ALL TREES THAT ARE CLOSER THAN FIVE FEET (5') TO HARDSCAPE ELEMENTS SHALL BE PLANTED WITH AN OWNER AND AGENCY APPROVED LINEAR ROOT BARRIER.

G INDICATES LINEAR ROOT BARRIER PER DETAIL C, SHEET L.4.301

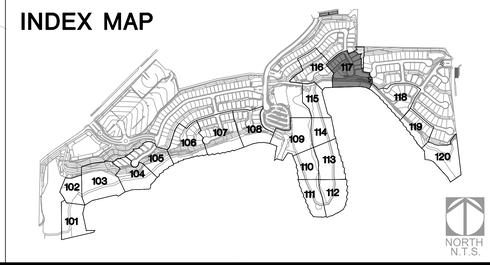
ADD SUBDRAIN AT PALMS AND OLIVES PER DETAIL D, SHEET L.4.301

NORTH

0 20 40

SCALE: 1"=20'-0"

INDEX MAP



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REGISTERED LANDSCAPE ARCHITECT
DAVA B. SEELIG
1846
Signature
Date
Expires 4-30-19
STATE OF CALIFORNIA

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PROJECT

RANCHO LA HABRA - PA 7
VESTING TENTATIVE
TRACT NO. 17845
CALATLANTIC GROUP

COMMUNITY PLANTING PLANS

DATE	DESCRIPTION

DESIGN DEVELOPMENT PLANS

JOB NUMBER:	1730227
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TITLE

OVERALL TREE PLAN

SHEET

L.4.117

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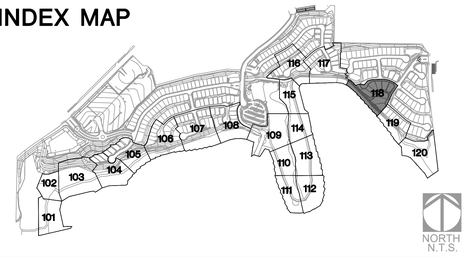
NORTH

0 20 40

SCALE: 1"=20'-0"

INDEX MAP



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OVERALL TREE PLAN

SHEET

L.4.118

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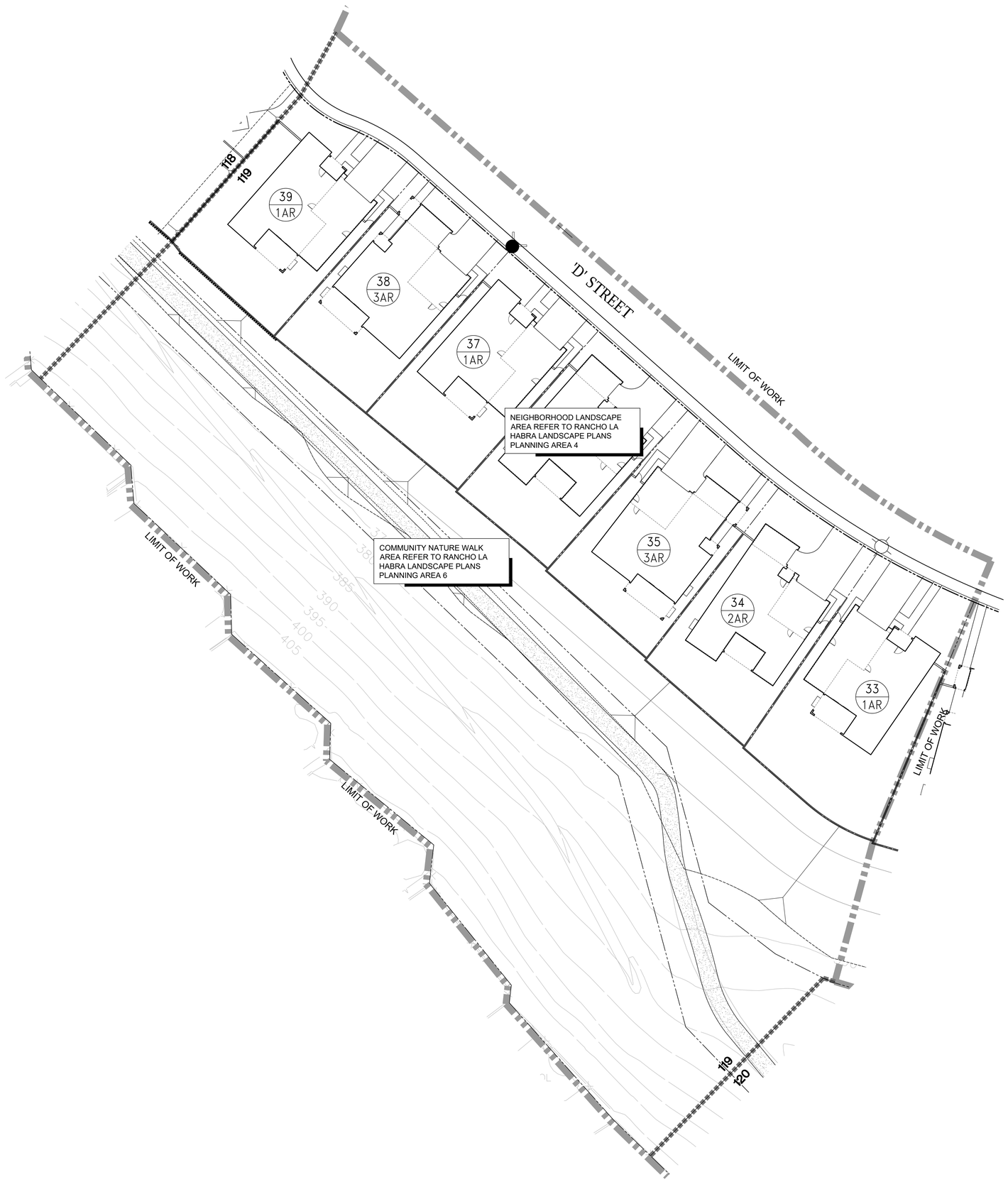

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G INDICATES LINEAR ROOT BARRIER PER DETAIL C, SHEET L.4.301

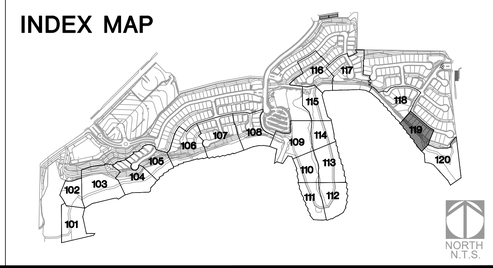
ADD SUBDRAIN AT PALMS AND OLIVES PER DETAIL D, SHEET L.4.301

NORTH

0 20 40

SCALE: 1"=20'-0"

INDEX MAP



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PROJECT

RANCHO LA HABRA - PA 7
VESTING TENTATIVE
TRACT NO. 17845
CALATLANTIC GROUP

COMMUNITY PLANTING PLANS

DATE	DESCRIPTION	DATE	DESCRIPTION

DESIGN DEVELOPMENT PLANS

JOB NUMBER:	1730227
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DRAWN BY:	TW, SC, CF, AH
CHECKED BY:	DS

TITLE

OVERALL TREE PLAN

SHEET

L.4.119

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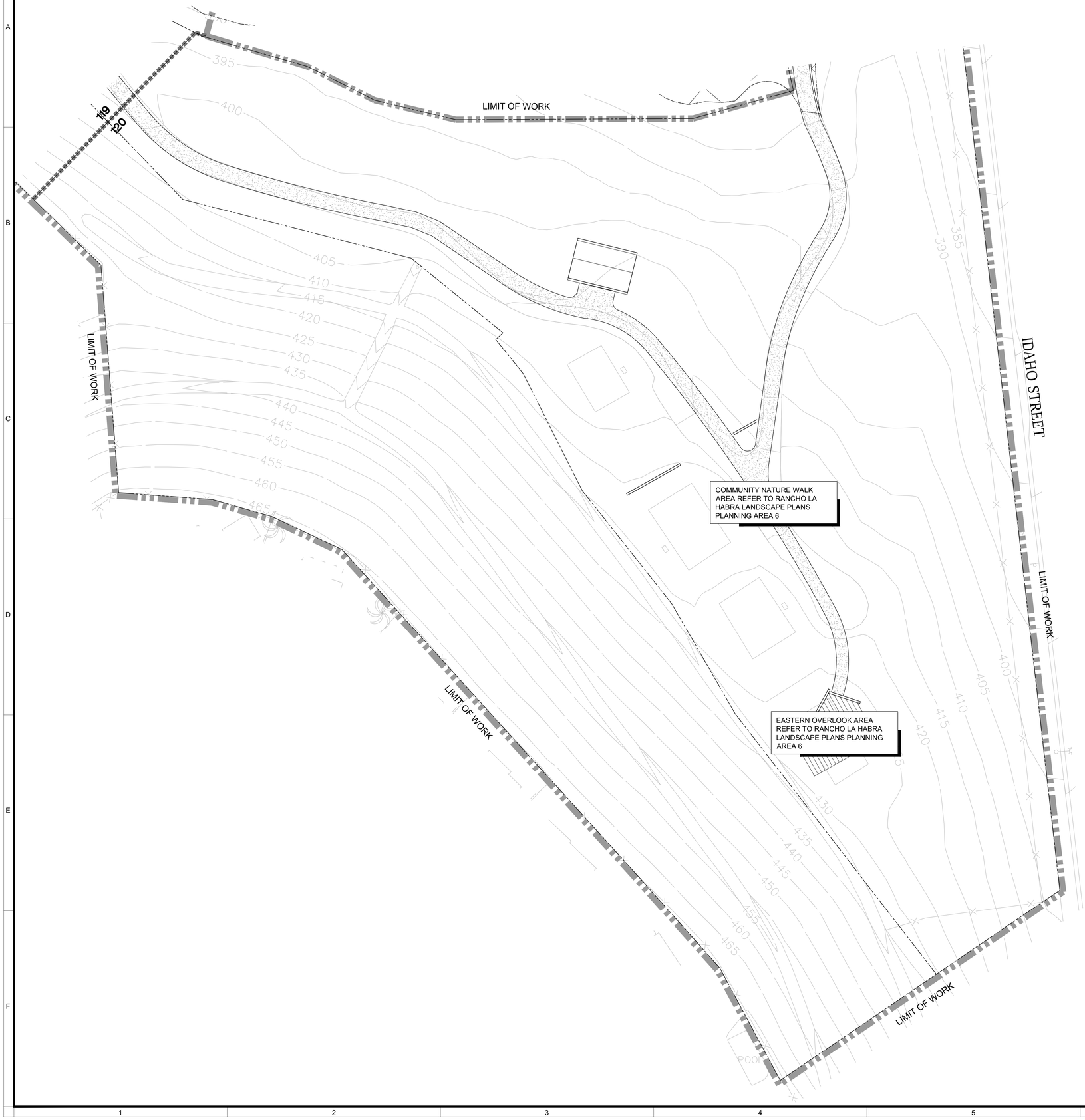

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[G] INDICATES LINEAR ROOT BARRIER PER DETAIL C, SHEET L.4.301

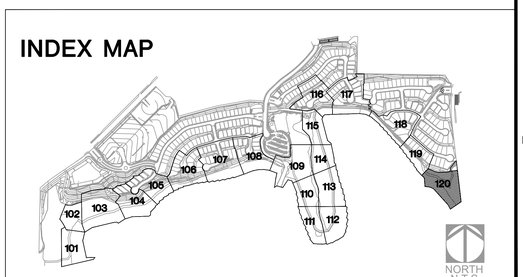
ADD SUBDRAIN AT PALMS AND OLIVES PER DETAIL D, SHEET L.4.301

NORTH

0 20 40

SCALE: 1"=20'-0"

INDEX MAP



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RANCHO LA HABRA - PA 7
VESTING TENTATIVE
TRACT NO. 17845
CALATLANTIC GROUP

PROJECT

COMMUNITY PLANTING PLANS

DATE	DESCRIPTION
DATE	DESCRIPTION

DESIGN DEVELOPMENT PLANS

JOB NUMBER:	1730227
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TITLE

OVERALL
TREE PLAN

SHEET

L.4.120

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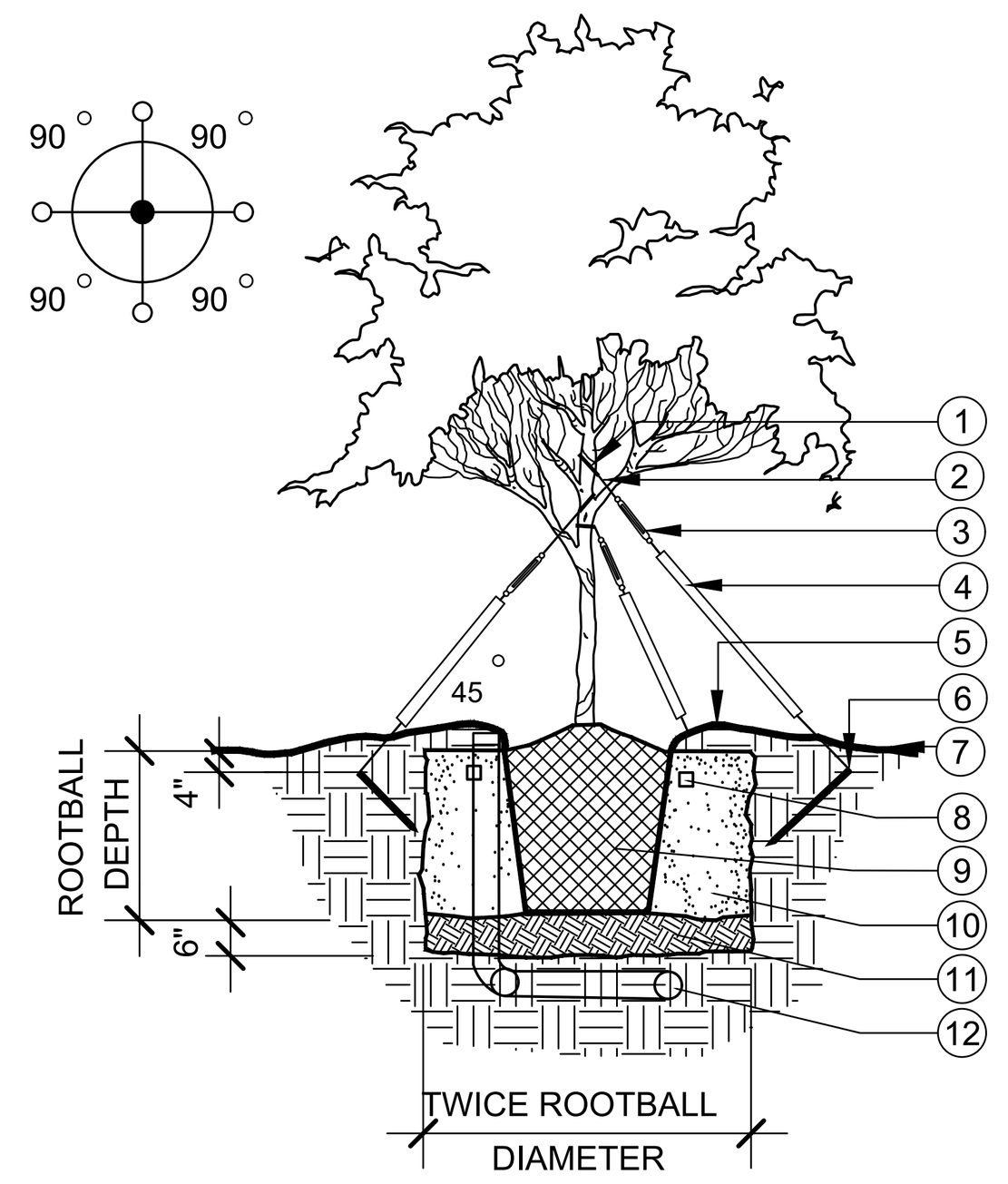
A STAND. & MULTI-TRUNK SPECIMEN TREE

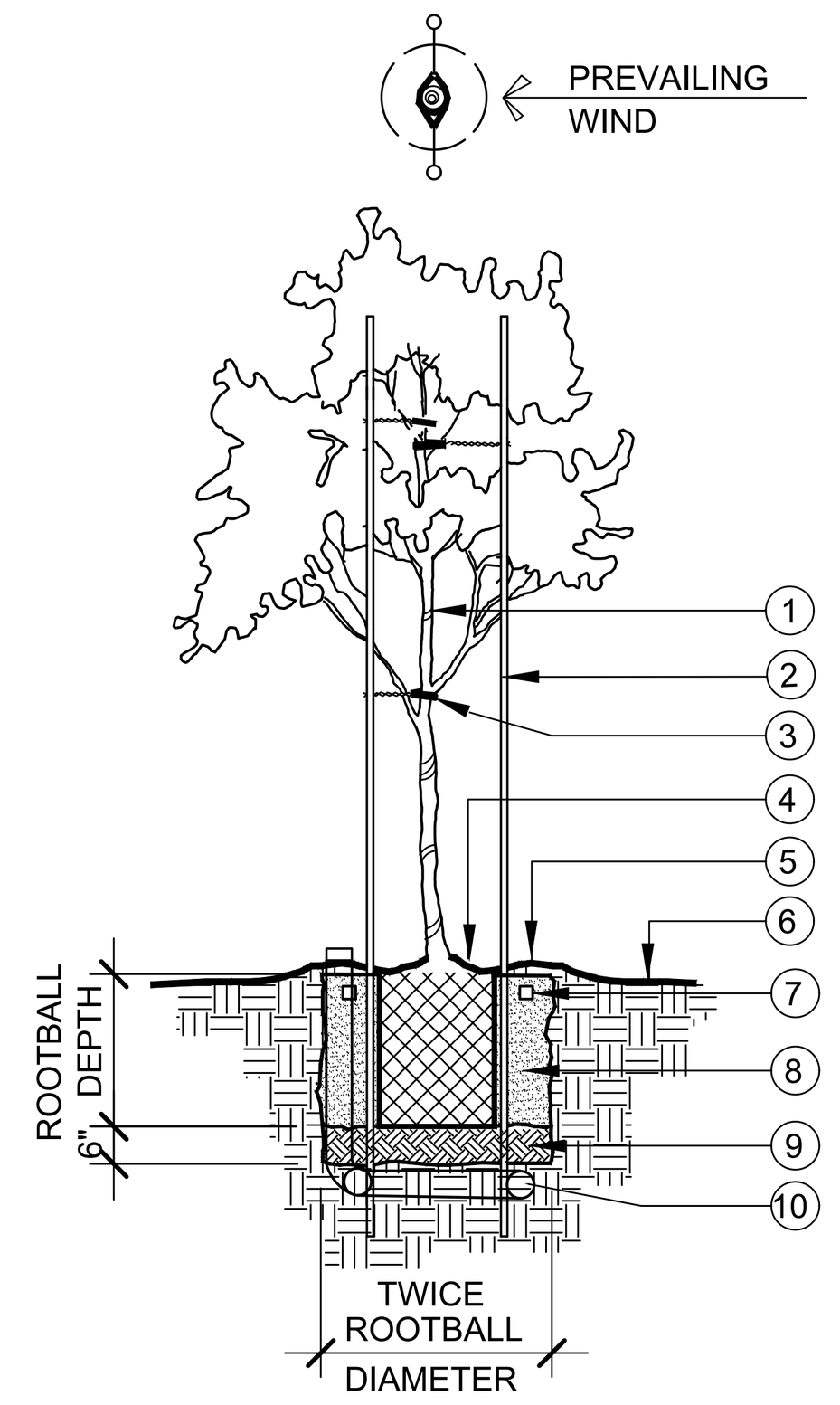


1. V.I.T. PROTECTIVE COLLAR
2. 1/4" DIA. GALV. CABLE LENGTH AS REQUIRED
3. 6-1/2" TURNBUCKLE
4. 1/2" DIA. X 40" SCH. 40 PVC; WHITE PIPE, WIRE IN PLACE
5. 4" HIGH WATER RETENSION BASIN. FORM FROM PLANT PIT EXCAVATION. MAY BE RAKED OUT PRIOR TO OTHER WORK AS DIRECTED BY LANDSCAPE ARCHITECT
6. 2" DIA. X 15 GA. GALV. IRON PIPE STAKES 2'-0" LENGTH, DRILL TWO 5/16" DIA. HOLES 3/4" FROM TOP TO SECURE WIRE
7. FINISH GRADE
8. FERTILIZER TABLETS PER PLANTING NOTES
9. TREE ROOTBALL: 5 & 15 GAL 1" ABOVE GRADE, 24" BOX & LARGER 3" ABOVE GRADE, TAPER ROOTBALL TO GRADE
10. PREPARED BACKFILL PER PLANTING NOTES
11. 6" ZONE OF OVER-EXCAVATED AND RE-COMPACTED NATIVE SOIL
12. SEE TREE ROOTBALL DRAINAGE AND AERATION DETAIL THIS SHEET

SECTION
SCALE: 1" = 1'-0"

48" BOX & LGR.

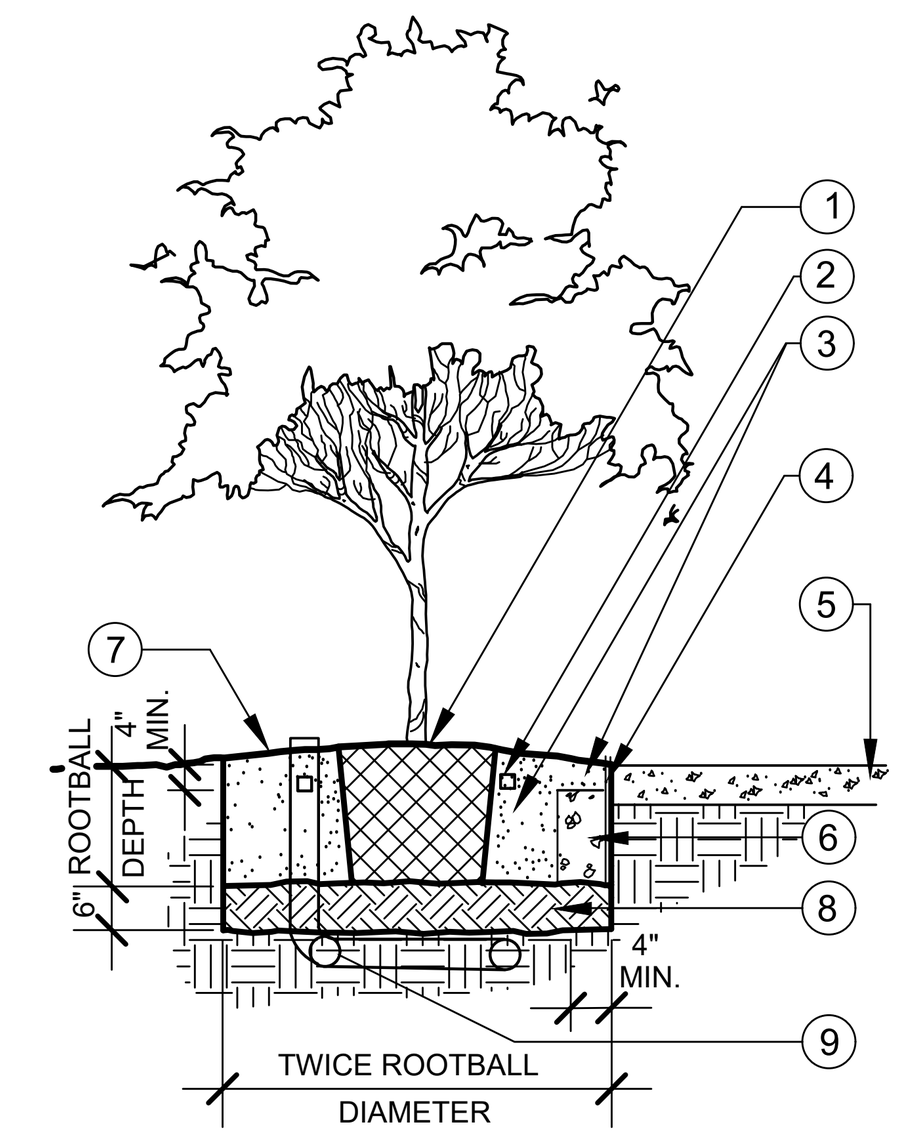
B STANDARD TREE STAKING 15 GAL & LARGER



1. TREE TRUNK
2. 2" DIA. x 12' LONG MIN. LODGE POLE PINE STAKES: ONE STAKE FOR 5 GAL.,TWO STAKES FOR 15 GAL. AND 24" BOX TREES. 3" DIAMETER x 12' LONG STAKES FOR 36" BOX AND LARGER.
3. NEW 1/2" DIA. GREEN REINFORCED GARDEN HOSE, 18" LONG LOOPED AT EACH BRANCH WITH SINGLE STRAND OF #12 GALVANIZED WIRE. FASTEN TO STAKE BY DRILLING THROUGH THE CENTER AND THREADING THE WIRE THROUGH. WRAP WIRE ONCE AROUND STAKE AND TWIST TO SECURE. PROVIDE 2 TIES FOR 5 GAL. & 3 TIES FOR 15 GAL. AND LARGER TREES.
4. TREE ROOTBALL: 5 & 15 GAL 1" ABOVE GRADE, 24" BOX & LARGER 3" ABOVE GRADE, TAPER ROOTBALL TO GRADE
5. 4" HIGH WATER RETENSION BASIN. FORM FROM PLANT PIT EXCAVATION. MAY BE RAKED OUT PRIOR TO OTHER WORK AS DIRECTED BY LANDSCAPE ARCHITECT
6. FINISH GRADE
7. FERTILIZER TABLETS PER PLANTING NOTES
8. PREPARED BACKFILL PER PLANTING NOTES
9. 6" ZONE OF OVER-EXCAVATED AND RE-COMPACTED NATIVE SOIL
10. SEE TREE ROOTBALL DRAINAGE AND AERATION DETAIL THIS SHEET

SECTION
SCALE: 1" = 1'-0"

C TREE PLANTING WITH ROOT BARRIER

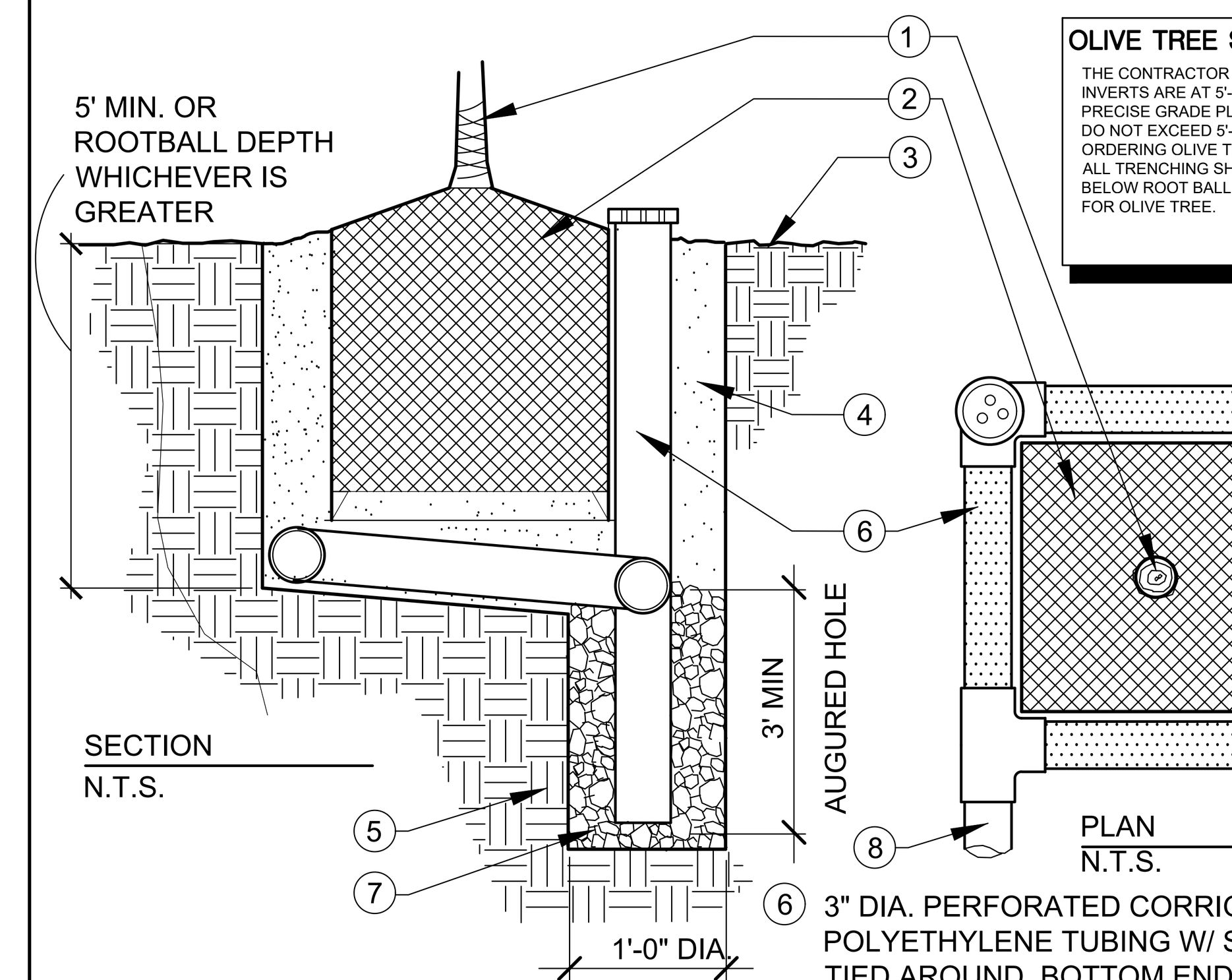


1. TREE ROOTBALL: 5 & 15 GAL. 1" ABOVE GRADE, 24" BOX & LARGER 3" ABOVE GRADE, TAPER ROOTBALL TO GRADE
2. FERTILIZER TABLETS PER PLANTING NOTES
3. PREPARED BACKFILL PER PLANTING NOTES
4. ROOT GUARD BARRIER MODEL# UB24-2 BARRIER SHALL CONFORM TO AGENCY STANDARD REFER TO NOTE 1 & 3 THIS DETAIL.
5. USE ROOT BARRIERS WHERE-EVER TREES ARE PLANTED WITHIN,5' OF ANY STRUCTURE, CONCRETE FLATWORK, CURB AND GUTTER, UTILITIES, ECT.
6. 3/4" CRUSHED ROCK
7. FINISH GRADE
8. 6" ZONE OF OVER EXCAVATED AND RE-COMPACTED NATIVE SOIL
9. SEE TREE ROOTBALL DRAINAGE AND AERATION DETAIL THIS SHEET

NOTE:
1. ROOT GUARD BARRIER AVAILABLE FROM; DEEP ROOT PARTNERS, L.P. 345 LORTON AVENUE, SUITE 103 BURLINGAME, CA 94010 (414) 344-1464
2. REFER TO APPROPRIATE TREE GUYING OR STAKING DETAIL.
3. ROOT BARRIER SHALL HAVE A MINIMUM DEPTH OF 24" WITH A MINIMUM THICKNESS OF 0.06" BARRIERS SHALL BE 16 FEET LONG CENTERED ON TREE TRUNK, IN ONE CONTINUOUS PIECE (PREFERRED) OR IN A COMBINATION OF PIECES, SECURELY FASTENED WITH ADHESIVE, IF APPROPRIATE, AT JOINT POINTS. BARRIERS SHALL BE INSTALLED IMEDIATELY ADJACENT TO SIDEWALK/HARDSCAPE ELEMENTS WITH A 1" MIN. 2" MAX OVERLAY W/ BOTTOM OF HARDSCAPE ELEMENT.

SECTION
SCALE: 1" = 1'-0"

D TREE ROOTBALL DRAINAGE AND AERATION



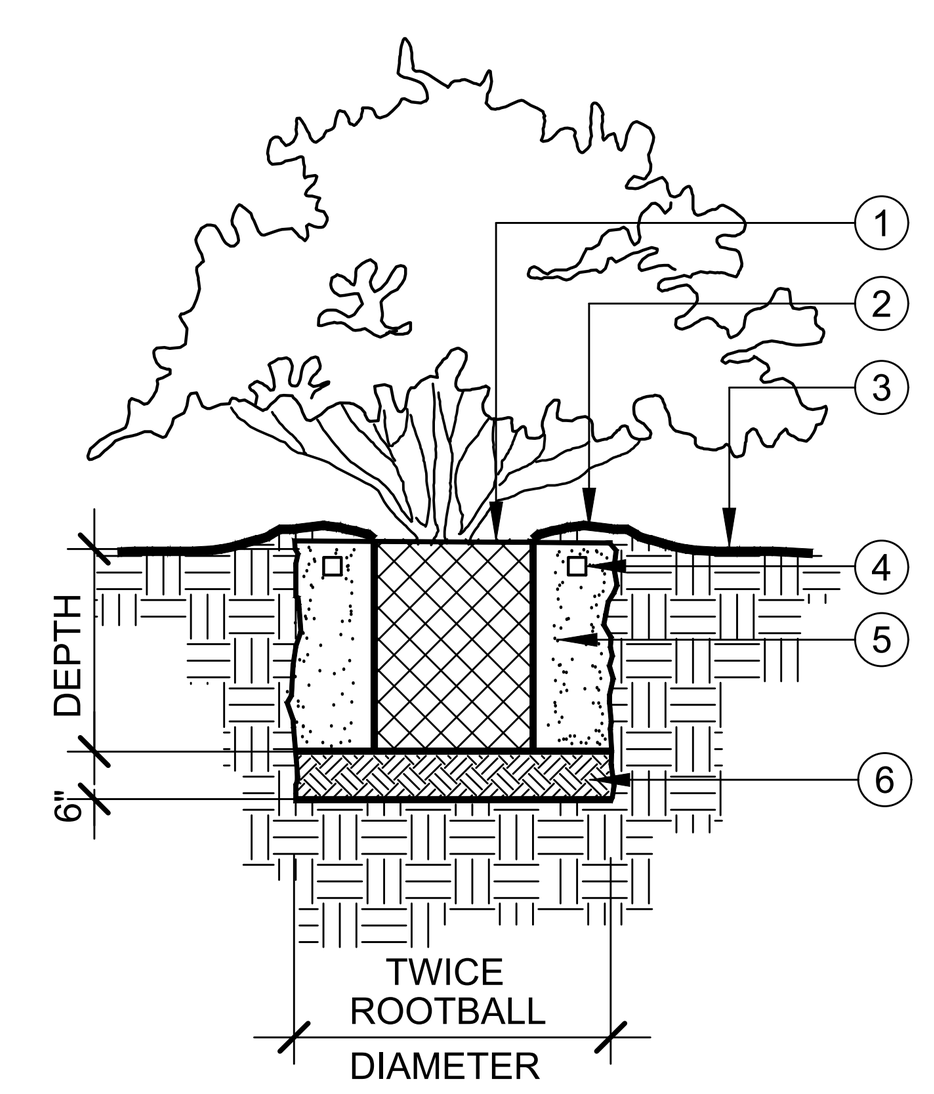
OLIVE TREE SUBDRAIN NOTE:
THE CONTRACTOR SHALL VERIFY THAT THE SUBDRAIN INVERTS ARE AT 5'-0" MINIMUM BELOW GRADE PER THE PRECISE GRADE PLAN. VERIFY OLIVE TREE ROOT BALLS DO NOT EXCEED 5'-0" MINIMUM DEPTH PRIOR TO ORDERING OLIVE TREES AND INSTALLING SUBDRAINS. ALL TRENCHING SHALL BE RECOMPACTED TO 90% BELOW ROOT BALL PRIOR TO EXCAVATING PLANT PIT FOR OLIVE TREE.

1. SEE SPECIMEN TREE PLANTING DETAILS FOR TYP. INSTALLATION & NOTES.
2. TREE ROOTBALL, CROWN SHALL BE 1" OR 3" ABOVE FIN. GRD. PER THE PLANTING DETAILS SHAVE TO GRADE AS REQUIRED.
3. FINISH GRADE.
4. 3" MIN. COVER CONT. BACKFILL PER SOILS REPORT.
5. UNDISTURBED SUB-GRD. OR PROPERLY RE-COMPACTED FILL.
6. 3" DIA. PERFORATED CORRIGATED POLYETHYLENE TUBING W/ SAND FILTER SOCK TIED AROUND BOTTOM END. WRAP TUBING AROUND ENTIRE BOTTOM OF ROOT BALL. EXTEND TUBING INTO AUGERED HOLE AND VERTICALLY ABOVE FIN. GRADE. CUT 2" ABOVE FIN. GRADE AND TERMINATE W/3" DIA PERFORATED PLASTIC SNAP END CAP.
7. 3/8" PEA GRAVEL BACKFILL AROUND PERFORATED PIPE.
8. 4" DIA. P.V.C. DRAINLINE TIE INTO ADJACENT DRAINLINE PER CONST. PLAN & CIVIL ENG. PLAN. (COORD. AS REQ'D)

24" BOX & LGR.

SECTION
SCALE: 1"=1'-0"

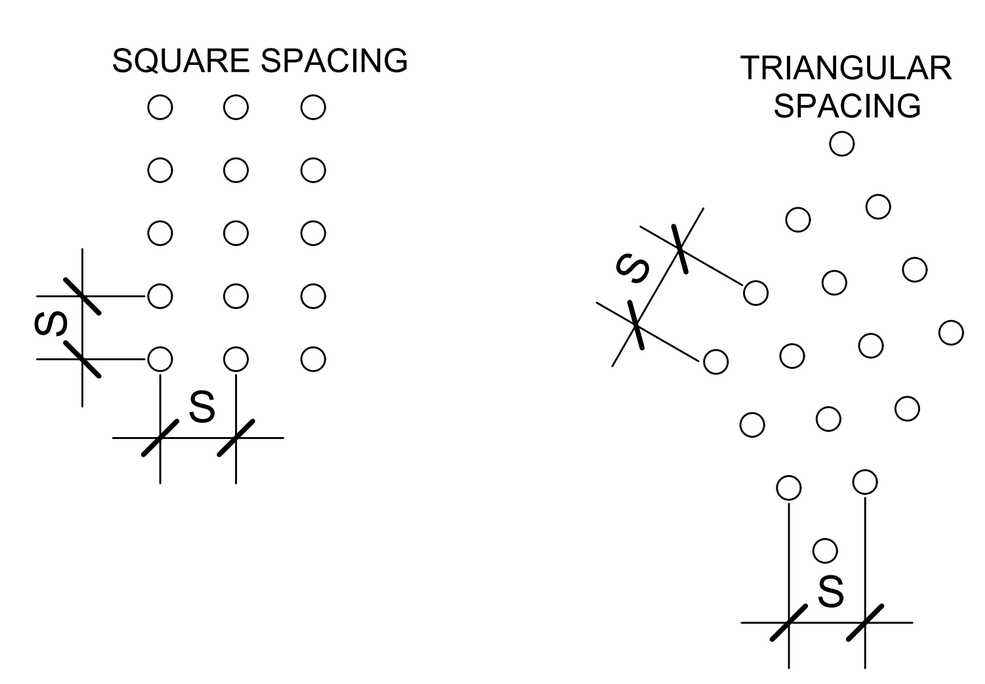
E SHRUB AND VINE PLANTING



1. ROOTBALL CROWN SHALL BE 1" ABOVE FINISH GRADE AVOID PLANTING SHRUBS DIRECTLY IN FRONT OF IRRIGATION SPRAY HEADS PROVIDE CLEARANCE WHEN POSSIBLE
2. 3" HIGH WATER RETENSION BASIN. FORM FROM PLANT PIT EXCAVATION. MAY BE RAKED OUT PRIOR TO OTHER WORK AS DIRECTED BY LANDSCAPE ARCHITECT
3. FINISH GRADE
4. FERTILIZER TABLETS PER PLANTING NOTES
5. PREPARED BACKFILL PER PLANTING NOTES
6. 6" ZONE OF OVER-EXCAVATED AND RE-COMPACTED NATIVE SOIL

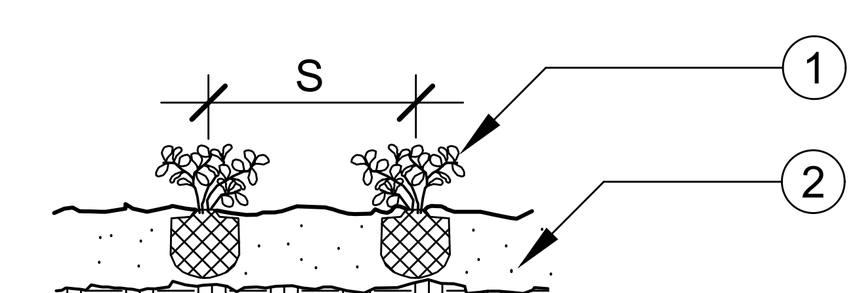
SECTION
SCALE: 1" = 1'-0"

F GROUND COVER LOCATION AND SPACING



S	SQ. FT. PLANTS WILL COVER	
	64 PLANTS	100 PLANTS
4"	7 SQ. FT.	11 SQ. FT.
6"	16 SQ. FT.	25 SQ. FT.
8"	28 SQ. FT.	44 SQ. FT.
10"	45 SQ. FT.	70 SQ. FT.
12"	64 SQ. FT.	100 SQ. FT.
15"	100 SQ. FT.	156 SQ. FT.
18"	144 SQ. FT.	225 SQ. FT.
24"	256 SQ. FT.	400 SQ. FT.

'S' REFERS TO SPACING

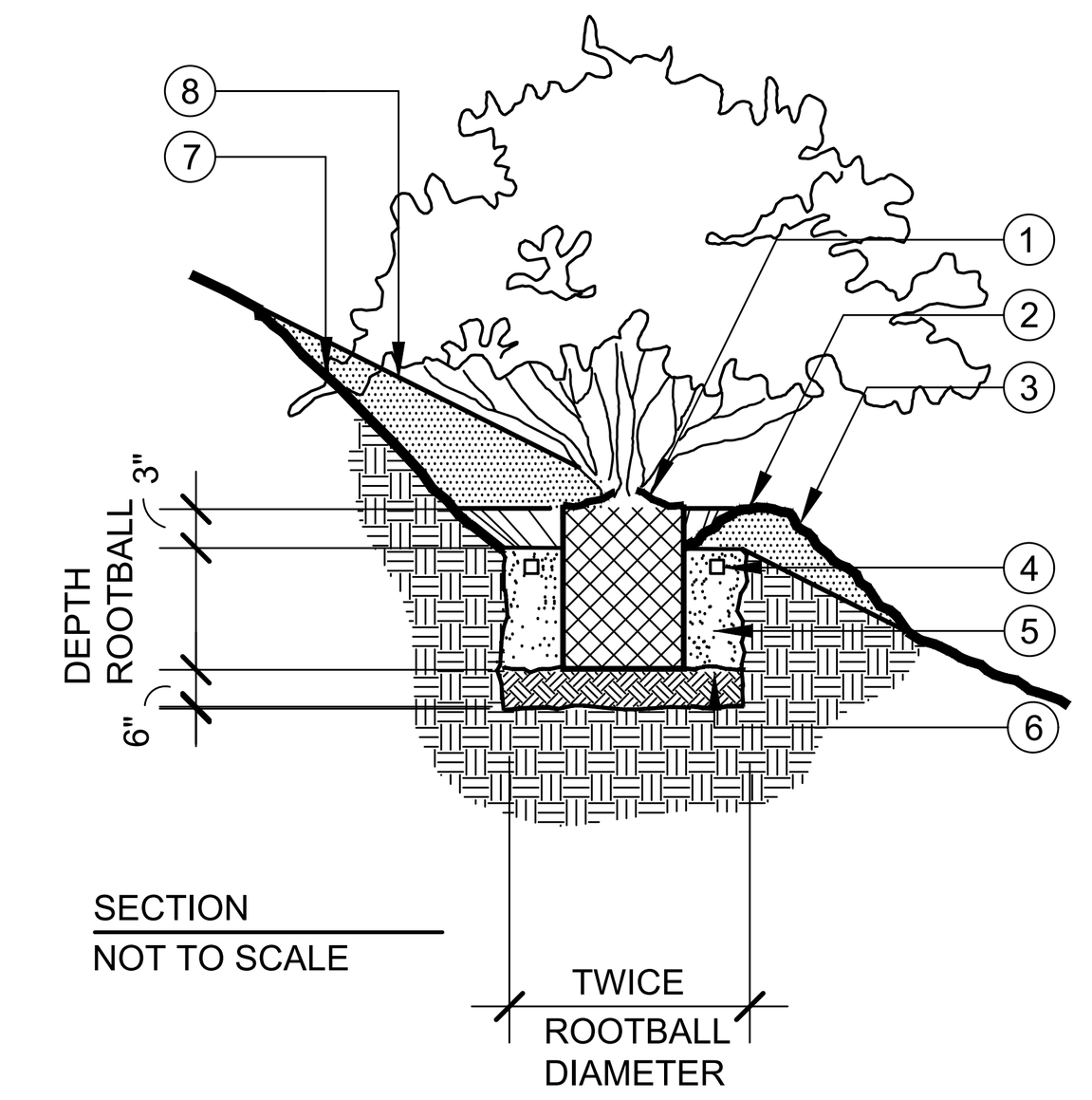


1. GROUND COVER TO BE PLANTED IN FLATS. CUTTINGS, LINERS OR 1 GAL. CONTAINERS PER PLANS
2. SOIL PREP - REFER TO PLANTING NOTES

REFER TO PLANTING NOTES FOR ADDITIONAL SPECIFICATIONS

SECTION
NOT TO SCALE

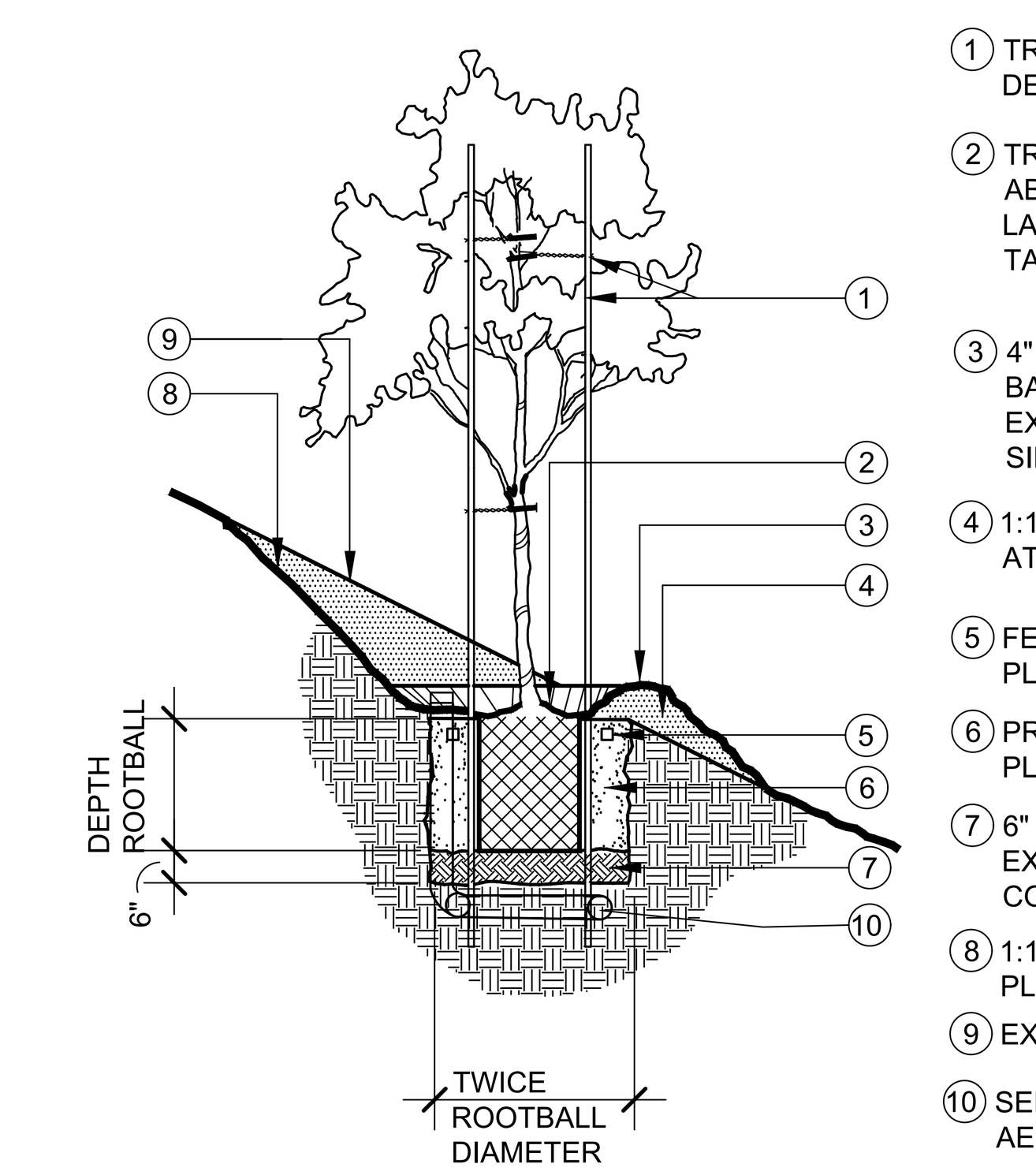
G SHRUB PLANTING ON SLOPE



1. SHRUB ROOTBALL: CROWN SHALL BE 3" ABOVE FIN. SLOPE GRADE @ LOWER AND UPHILL SIDE
2. 3" HIGH WATER RETENTION BASIN, FORM WITH SOIL EXCAVATED FROM UPHILL SIDE OF SHRUB
3. 1:1 MAX. COMPACTED TAPER FILL AT FRONT PLANT PIT
4. FERTILIZER TABLETS PER PLANTING NOTES
5. PREPARED BACKFILL PER PLANTING NOTES
6. 6" ZONE OF OVER-EXCAVATED AND RE-COMPACTED NATIVE SOIL
7. 1:1 MAX. CUT SLOPE BEHIND PLANT PIT
8. EXISTING SLOPE

SECTION
SCALE: 1"=1'-0"

H STANDARD TREE STAKING ON SLOPES



1. TREE STAKING PER DETAIL, THIS SHEET
2. TREE ROOTBALL: 5 & 15 GAL 1" ABOVE GRADE, 24" BOX & LARGER 3" ABOVE GRADE, TAPER ROOTBALL TO GRADE
3. 4" HIGH WATER RETENSION BASIN, FORM WITH SOIL EXCAVATED FROM UPHILL SIDE OF TREE
4. 1:1 MAX. COMPACTED TAPER FILL AT FRONT PLANT PIT
5. FERTILIZER TABLETS PER PLANTING NOTES
6. PREPARED BACKFILL PER PLANTING NOTES
7. 6" ZONE OF OVER-EXCAVATED AND RE-COMPACTED NATIVE SOIL
8. 1:1 MAX. CUT SLOPE BEHIND PLANT PIT
9. EXISTING SLOPE
10. SEE TREE ROOTBALL DRAINAGE AND AERATION DETAIL THIS SHEET

SECTION
SCALE: 1"=1'-0"

48" BOX & SM.

I TREE ROOT BARRIER

OLIVE TREE SUBDRAIN NOTE:
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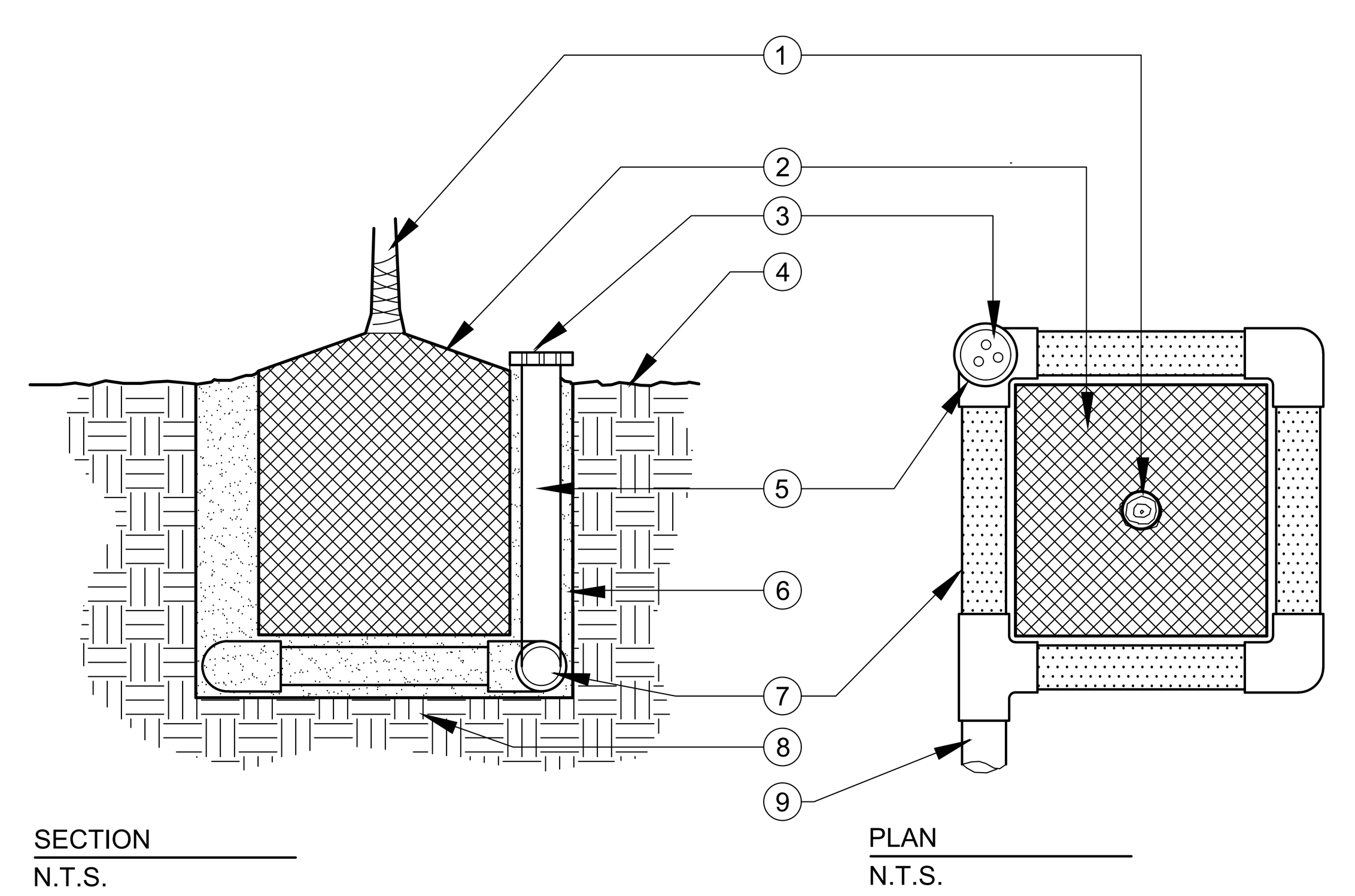
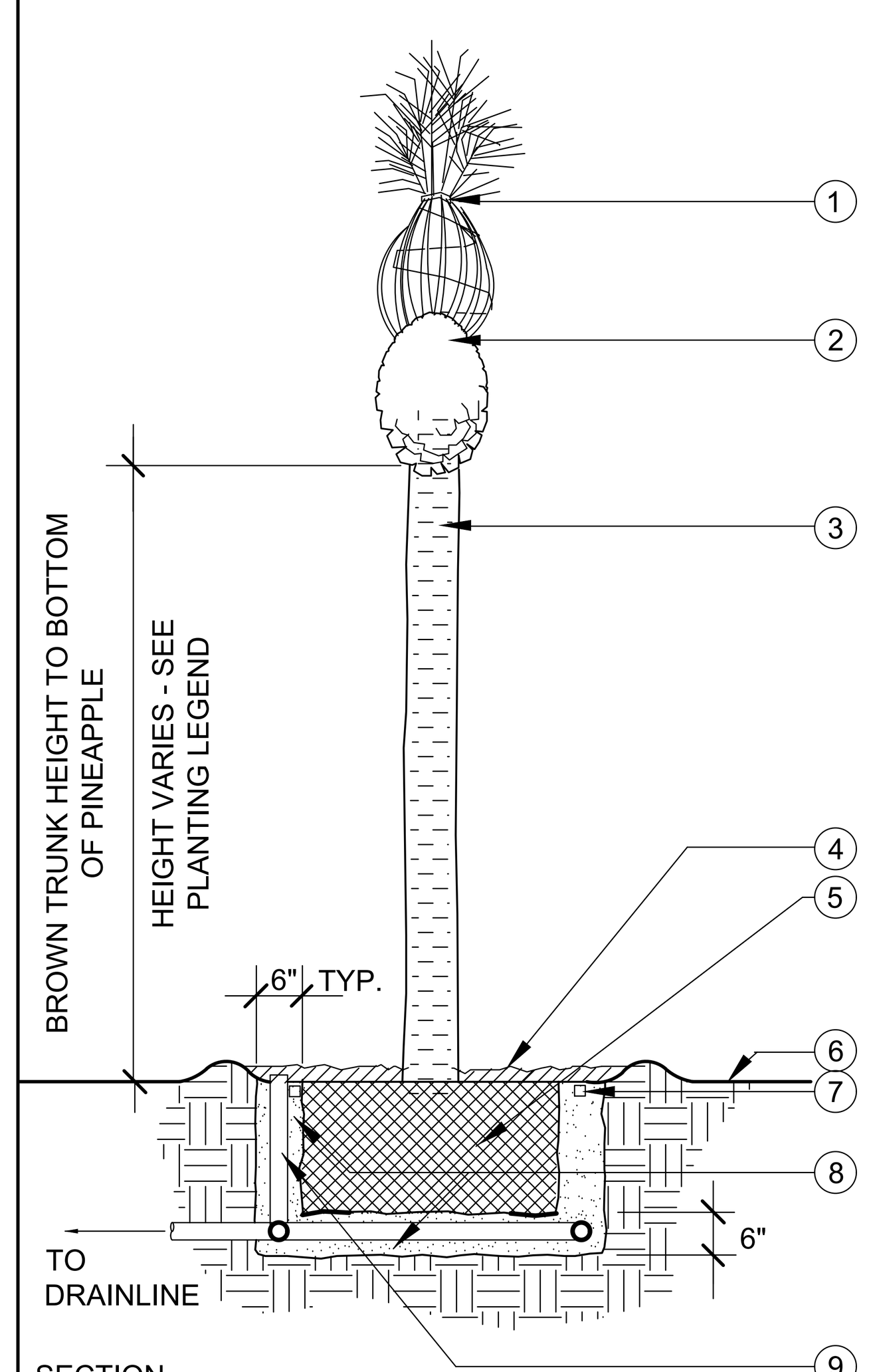


1. SEE SPECIMEN TREE PLANTING DETAILS FOR TYP. INSTALLATION & NOTES.
2. TREE ROOTBALL, CROWN SHALL BE 4" ABOVE FIN. GRD. SHAVE TO GRD. AS REQUIRED.
3. 3" DIA. ABS PERFERATED DRAIN PIPE WITH FILTER SOCK.
4. FINISH GRADE.
5. 3" DIA. ABS VERT DRAIN LINE WITH FILTER SAND 2" CLR. OF FIN. GRD.
6. 3" MIN. COVER CONT. BACKFILL PER SOILS REPORT.
7. 3" DIA. PERFORATED ABS DRAINLINE W/CONT. FILTER FABRIC WRAP.
8. UNDISTURBED SUB-GRD. OR PROPERLY RE-COMPACTED FILL.
9. 4" DIA. P.V.C. DRAINLINE TIE INTO ADJACENT DRAINLINE PER CONST. PLAN & CIVIL ENG. PLAN. (COORD. AS REQ'D)

J PALM PLANTING

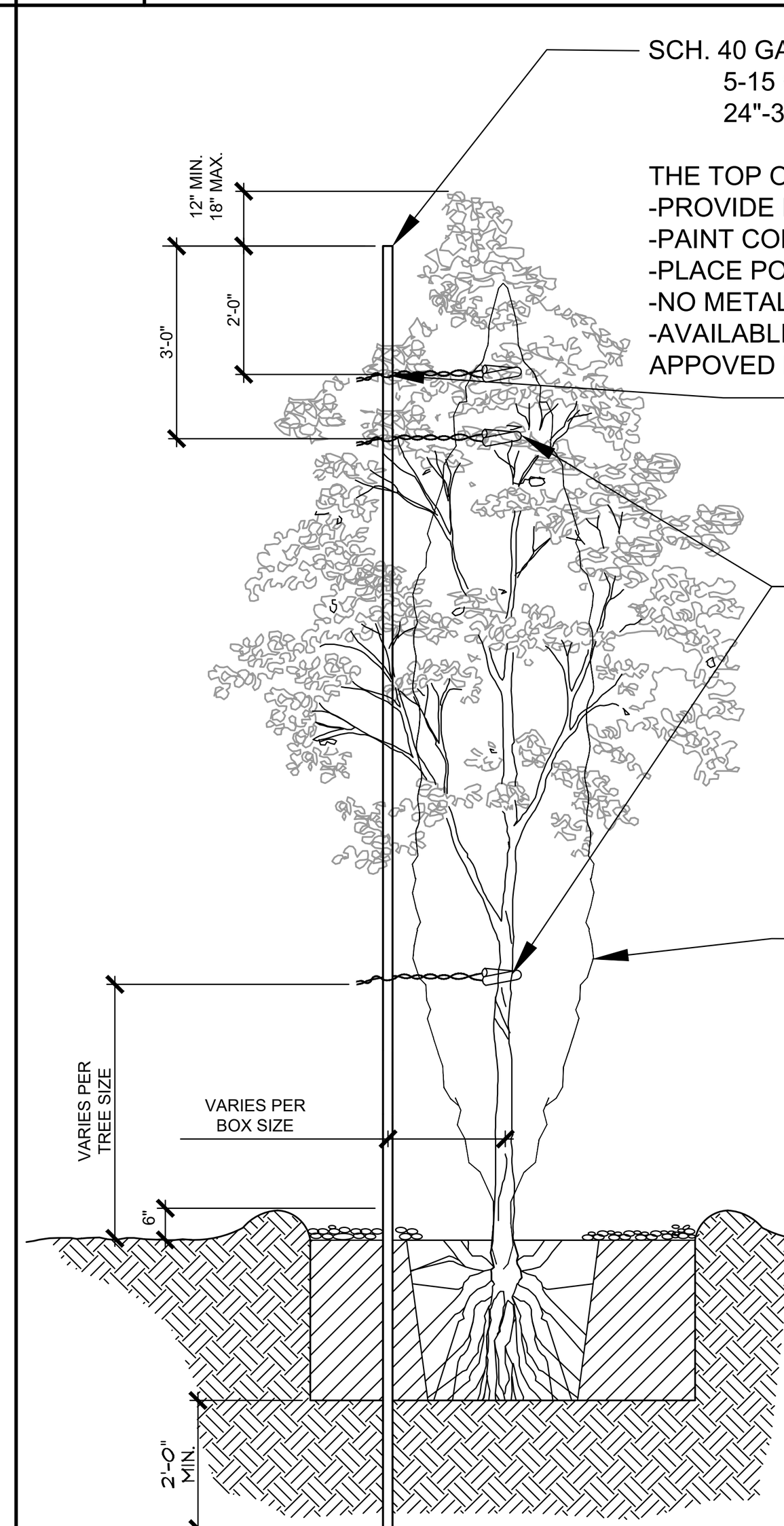


1. ORGANIC TWINE BY NURSERY
2. FROND NODE BASE/PINEAPPLE W/OBLONG CONFIGURATION.
3. PALM TRUNK TO BE STRAIGHT AND INSTALLED VERTICAL(PLUMB).
4. SAND BACKFILL @ FINISH GRADE
5. ROOTBALL
6. FINISHED GRADE
7. FERTILIZER TABLETS PER PLANTING NOTES.
8. PLANT PIT BACKFILL 100% WASHED PLASTER SAND.
9. ROOTBALL DRAINLINE AND AERATION RISER PER DRAINAGE AND AERATION DETAIL ON THIS SHEET

NOTE:
ALL BACKFILL TO BE WATER JETTED DURING PLANTING FOR MAXIMUM STABILITY.

SECTION
SCALE: 1"=1'-0"

K LOPHOSTEMON PLANTING



SCH. 40 GALVANIZED STEEL STAKE, SIZE:
5-15 GALLON: 1-1/2" DIA. X 10.5' LONG
24"-36" BOX: 1-1/2" DIA. X 21' LONG WITH AN EXCEPTION FOR CYPRESS. THE POLE SHOULD BE 12" HIGHER THAN THE TOP OF THE CYPRESS TREE.
-PROVIDE PIPE THREADS AND COUPLING AT TOP OF STAKE, TYP.
-PAINT COLOR: 2 COATS MATTE BLACK
-PLACE POLE IN BACK AND OUT OF PUBLIC VIEW.
-NO METAL CAPS
-AVAILABLE THROUGH: SULLIVAN & MANN COMPANY (714) 665-2460; OR APPOVED EQUAL

(2) ¼" HOLES DRILLED THROUGH THE STAKE TO ACCEPT TREE TIE. FIRST HOLE IS 24" FROM TOP OF STAKE & THE SECOND HOLE IS 36" FROM TOP OF STAKE.

V.I.T. HOSE AND WIRE TREE SUPPORTS: HW 36, WIRE LENGTH 36" FOR 24"-36" BOX TREES. WIRE CAN BE TRIMMED IF NECESSARY.
-AVAILABLE THROUGH: SULLIVAN & MANN COMPANY (800) 640-4020 OR V.I.T. COMPANY INC. (800) 729-1314. OR APPROVED EQUAL.

ITALIAN CYPRESS

NOTE:
-THIS DETAIL IS FOR CUPRESSUS AND LOPHOSTEMON TREES 24" BOX AND LARGER
-FOR CUPRESSUS, (2) TREE TIES SHALL BE LOCATED NEAR TOP OF STAKE, FOR LOPHOSTEMON, (1) TREE TIE SHALL BE LOCATED NEAR TOP OF STAKE AND (1) TREE TIE SHALL BE LOCATED MIDWAY BETWEEN FINISH GRADE AND UPPER SUPPORT.

SECTION
SCALE: ⅜" = 1'-0"

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PROJECT
RANCHO LA HABRA - PA 7
VESTING TENTATIVE
TRACT NO. 17845
CALATLANTIC GROUP
COMMUNITY PLANTING PLANS

DATE	DESCRIPTION

DESIGN DEVELOPMENT PLANS

JOB NUMBER:	1730227
ISSUE DATE:	11-10-17
DRAWN BY:	TW, SC, CF, AH
CHECKED BY:	DS

TITLE
PLANTING DETAILS

SHEET
L.4.301

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