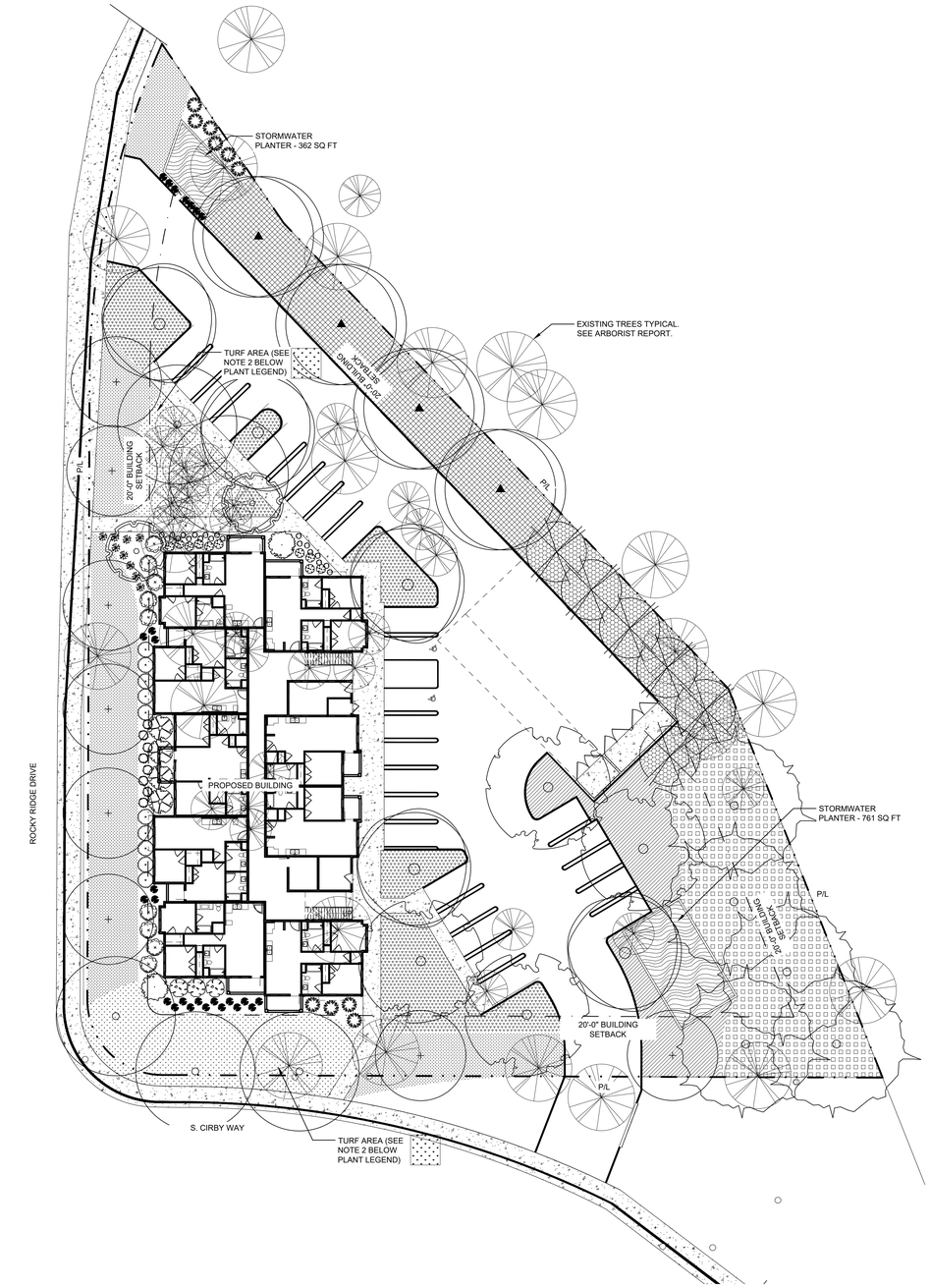
PC Exhibit I



PLANTING PLAN
SCALE: 1-0" = 20'-0"

0 10 20 40 Feet
SCALE: 1"=20'

PLANT LEGEND

SYM	COMMON NAME	H2O	BOTANICAL NAME	QTY	SIZE	FORM / FUNCTION	MATURE HEIGHT X WIDTH	NATIVE
TREES								
	CHINESE PISTACHE	L	PISTACIA CHINENSIS	8	24 BOX	UPRIGHT TREE WITH BRIGHT FALL COLOR -	30-35' X 20-30'	NON NATIVE
						DECID.		
	SAW LEAF ZELKOVA	M	ZELKOVA SERRATA	5	24 BOX	VASE SHAPED UPRIGHT TREE - DECID.	50-70' X 50-70'	NON NATIVE
	CALIFORNIA SYCAMORE	M	PLATANUS RACEMOSA	5	24" BOX	LARGE DURABLE TREE	50-80' X 20-50'	CA NATIVE
	ART'S SEEDLESS DESERT WILLOW	L	CHILOPSIS LINEARIS	2	24" BOX	SMALL MULTISTEM TREE WITH PINK FLOWERS -	25-30' X 25-30'	CA NATIVE
						DECID.		
	CORK OAK	L	QUERCUS SUBER	4	24 BOX	EVERGREEN OAK	40-70' X 30-60'	NON NATIVE
	VALLEY OAK	L	QUERCUS LOBATA	4	24 BOX	DECIDUOUS OAK	40-90' X 50-90'	CA NATIVE
	BLUE OAK	VL	QUERCUS DOUGLASII	5	24" BOX	DECIDUOUS OAK WITH BLUE/GREEN FOLIAGE	30-50' X 40-70'	CA NATIVE
	MAJESTIC BEAUTY FRUITLESS OLIVE	VL	OLEA EUROPAEA 'MAJESTIC BEAUTY'	6	24" BOX	EVERGREEN TREE WITH SILVER/GREEN	25-30" X 25'	NON NATIVE
						FOLIAGE		
SHRUBS								
	LITTLE JOHN DWARF BOTTLEBRUSH	L	MELALEUCA VIMINALIS 'LITTLE JOHN'	10	5 GAL	DECIDUOUS RED FLOWERING SHRUB	3' X 5'	NON NATIVE
	SUNSET ROCK ROSE	L	CISTUS X PULVERULENTUS 'SUNSET'	3	5 GAL	DECIDUOUS PINK FLOWERING SHRUB	2-3' X 6-8'	CA NATIVE
	HOWARD MCMINN MANZANITA	L	ARCTOSTAPHYLOS 'HOWARD MCMINN'	2	5 GAL	EVERGREEN WHITE/PINK FLOWERING SHRUB	6-10' X 6-10'	CA NATIVE
	VALLEY VIOLET CALIFORNIA LILAC	L	CEANOTHUS MARITIMUS 'VALLEY VIOLET'	9	5 GAL	DECIDUOUS PURPLE FLOWERING SHRUB	2-3' X 4'	CA NATIVE
	TOYON	L	HETEROMELES ARBUTIFOLIA	4	5 GAL	EVERGREEN SHRUB WITH RED BERRIES	10' X 8'	CA NATIVE
	FIREPOWER HEAVENLY BAMBOO		NANDINA DOMESTICA 'FIREPOWER'	10	5 GAL	EVERGREEN SHRUB WITH RED FALL FOLIAGE	2-3' X 2-3'	NON NATIVE
	MUNDI COAST ROSEMARY	L	WESTRINGIA FRUTICOSA 'MUNDI'	97	5 GAL	EVERGREEN WHITE FLOWERING SHRUB	1-2 X 4-6'	NON NATIVE
						4' SPACING ON CENTER		
	MONTEREY CARPET HOOKER'S	L	ARCTOSTAPHYLOS HOOKERI 'MONTEREY CARPET'	80	5 GAL	EVERGREEN PINK/WHITE FLOWERING SHRUB	1' X 6-8'	CA NATIVE
	MANZANITA					6' SPACING ON CENTER		
	CENTENNIAL CALIFORNIA LILAC	L	CEANOTHUS 'CENTENNIAL'	45	5 GAL	PURPLE FLOWERING SHRUB	2' X 10-12'	CA NATIVE
						10' SPACING ON CENTER		
	PIGEON POINT COYOTE BUSH	L	BACCHARIS PILULARIS	32	5 GAL	MASSING GROUNDCOVER SHRUB	1-2' X 8'	CA NATIVE
						8' SPACING ON CENTER		
	MYOPORIUM GROUNDCOVER PINK	L	MYOPORIUM PARVIFOLIUM PINK	142	1 GAL	PINK FLOWERING GROUNDCOVER	6-8" X 6-10'	NON NATIVE
						6' SPACING ON CENTER		
PERENNIALS								
	MEXICAN BUSH SAGE	L	SALVIA LEUCANTHA	10	1 GAL	EVERGREEN PURPLE FLOWERING PLANT	3-4' X 4-6'	NON NATIVE
	LIPSTICK RED AUTUMN SAGE	L	SALVIA GREGGI 'LIPSTICK RED'	8	1 GAL	RED FLOWERING PERENNIAL	2-3' X 2-3'	SW USA NATIVE
	PLATINUM BEAUTY LOMANDRA	L	LOMANDRA LONGIFOLIA 'PLATINUM BEAUTY'	26	1 GAL	GREEN AND WHITE TEXTURAL FOLIAGE	3' X 3'	NON NATIVE
	BIOKOVO CRANESBILL	L	GERANIUM X CANTABRIGIENSE 'BIOKOVO'	20	1 GAL	LOW PINK FLOWERING PLANT	8" X 1.5'	NON NATIVE
	BRAKELIGHTS RED YUCCA	L	HESPERALOE PARVIFLORA BRAKELIGHTS	9	1 GAL	RED FLOWER WITH TEXTURAL FOLIAGE	2-3' X 2-3'	SW USA NATIVE
	DEER GRASS, YARROW & FOOTHILL	L	MUHLENBERGIA RIGENS, ACHILLEA MILLEFOLIUM, &	516	1 GAL	GRASSY TEXTURE AND FLOWERING MIX	2-3' X 2-3' (DEER GRASS), 1-3' X 1-3'	DEER GRASS - CA NATIVE, ACHILLEA-
	BEARDTONGUE MARGARITA BOP		PENSTEMON MARGARITA BOP	172 EACH TYPE		MIX. 2' SPACING ON CENTER	(ACHILLEA), & 1-3' X 2' (PENST)	CA NATIVE & PENST. - CA NATVE
	SOFT RUSH, YARROW & SCARLET	L/M	JUNCUS EFFUSUS (L), ACHILLEA MILLEFOLIUM (M), &	126	1 GAL	GRASSY TEXTURE AND FLOWERING MIX	2' X 4' (JUNCUS), 2-3' X 2-3'	JUNCUS - NORTH AMER., ACHILLEA -
	MONKEY FLOWER		MIMULUS CARDINALIS (M)	42 EACH TYPE		MIX. 3' SPACING ON CENTER	(ACHILLEA), & 1-3' X 1-3' (MIMULUS)	CA NATIVE & MIMULUS - CA NATIVE

NOTES:

1) ALL SUBSTITUTIONS TO BE COMPARABLE WITH CHARACTERISTICS OF SPECIFIED PLANT SPECIES
2) TURF SHALL NOT EXCEED 25% OF THE LANDSCAPE AREA. TOTAL LANDSCAPE AREA - 29,093 SQ FT, TOTAL TURF AREA - 3,833 SQ FT. 13% OF LANDSCAPE AREA IS TURF.
3) SHADE TREES SHALL COVER 50% OF THE TOTAL PARKING AREA WITH TREE CANOPIES WITHIN 15 YEARS OF SECURING BUILDING PERMIT. 57% IS PROVIDED.

CHINESE PISTACHE

ZELKOVA SERRATA

CALIFORNIA SYCAMORE

DESERT WILLOW

CORK OAK

VALLEY OAK

BLUE OAK

MAJESTI BEAUTY OLIVE

LITTLE JOHN CALLISTEMON

SUNSET ROCKROSE

HOWARD MCMINN MANZANITA

VALLEY VIOLET CEANOTHUS

TOYON

FIREPOWER NANDINA

MUNDI COASTAL ROSEMARY

MONTEREY CARPET MANZANITA

CENTENNIAL CEANOTHUS

PIGEON POINT COYOTE BUSH

MYOPORIUM PINK

SALVIA LEUCANTHA

SALVIA GREGGI LIPSTICK RED

PLATINUM BEAUTY LOMANDRA

BIOKOVO GERANUM

BRAKELIGHTS HESPERALOE

DEER GRASS

ACHILLEA MILLEFOLIUM

SALVIA MARGARITA BOP

SOFT RUSH

COMMON YARROW

SCARLET MONKEY FLOWER

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LICENSED LANDSCAPE ARCHITECT
STEVE SHERMAN 2837
6/30/24
Renewal
7/10/2024
DATE
STATE OF CALIFORNIA

D&S Development

ROCKY RIDGE APARTMENTS

1995 Rocky Ridge Drive
Roseville, CA 95661

NO.:	ISSUANCE/REVISION:	DATE:
1	ENTITLEMENT	11/22/2023

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DATE: July 2024
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SCALE:
AHJ PORJECT NUMBER:

SITE PLAN & PLANT IMAGES

L-1

CALIFORNIA
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3685 Vista Campana N.
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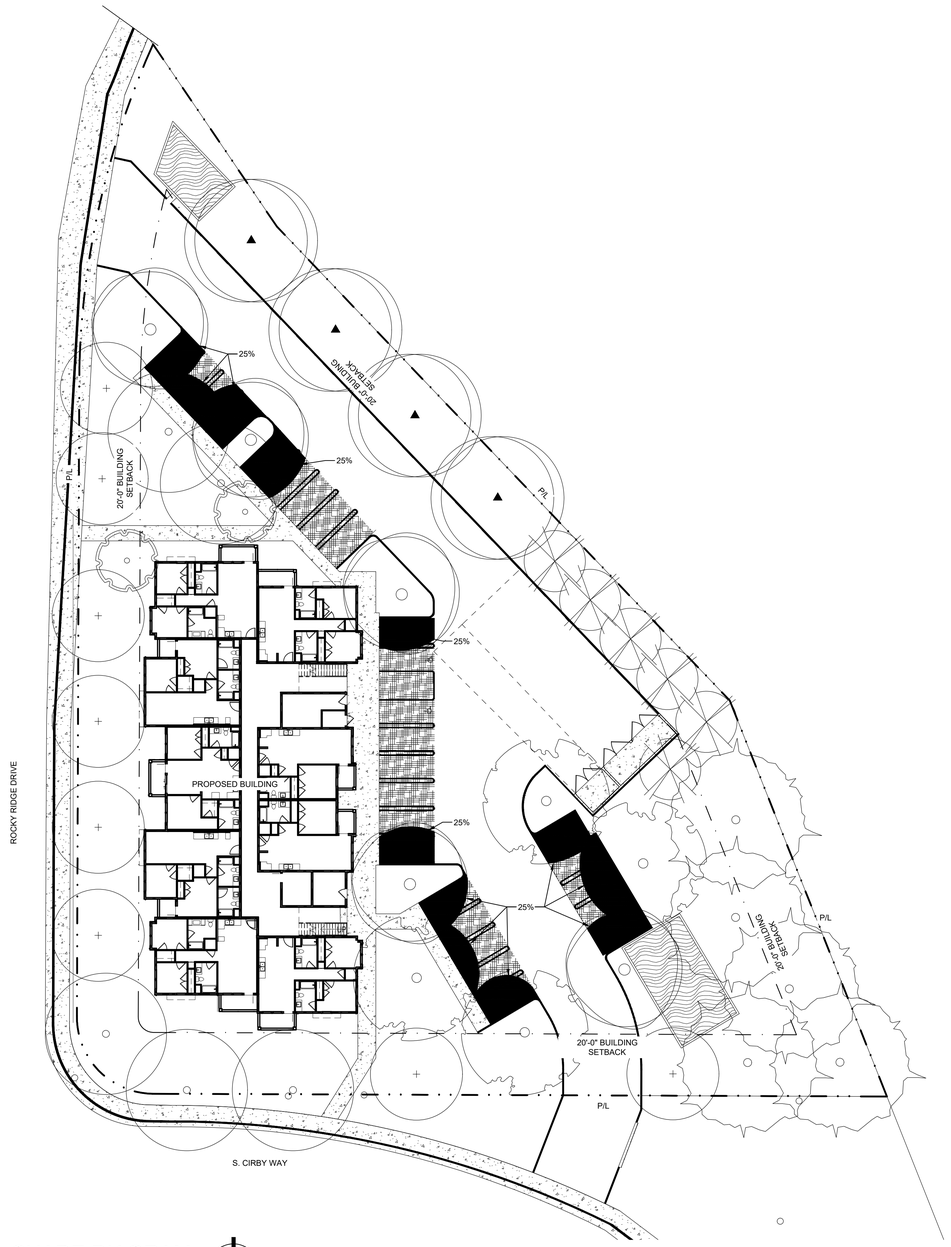

SHADE DIAGRAM

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

0 10 20 40 Feet
SCALE: 1"=20'

PARKING LOT SHADE CALCULATION							
BOTANICAL NAME/ COMMON NAME	SYMBOL	TREE DIAMETER	QUANTITY @ 100% SHADE/ SQ. FT.	QUANTITY @ 75% SHADE/ SQ. FT.	QUANTITY @ 50% SHADE/ SQ. FT.	QUANTITY @ 25% SHADE/ SQ. FT.	TOTAL (SQ. FT.)
QUERCUS DOUGLASII		35'	0 @ 962	0 @ 721	0 @ 481	6 @ 240	1440
ZELKOVA SERRATA		35'	0 @ 962	0 @ 721	0 @ 481	1 @ 240	240
QUERCUS SUBER		35'	0 @ 962	0 @ 721	0 @ 481	4 @ 240	960
						TOTAL TREE SHADE =	2,640
						TOTAL AUXILLARY SHADE =	0
						TOTAL PARKING AREA TO BE SHADED =	2,640
						TOTAL PARKING AREA	4,616
						PERCENT SHADED =	57% PROVIDED
							50% SHADE REQUIRED

PARKING AREA SHADE

LOCATION
PARKING AREA EXISTING
SHADE AREA PROVIDED BY TREES

GENERAL LANDSCAPE NOTES

1) CONTACT LANDSCAPE ARCHITECT IN THE EVENT THAT MODIFICATIONS TO THE DESIGNS ARE REQUIRED TO ACCOMMODATE VARYING FIELD CONDITIONS OR MODIFIED PLANT ARRANGEMENTS.

2) QUALITY AND SIZE OF PLANTS TO MEET AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.

3) ANY DISCREPANCIES THAT ARE FOUND IN LANDSCAPE LEGEND THAT DO NOT CORRELATE WITH PLANTINGS INDICATED ON PLAN, THE QUANTITIES INDICATED ON PLAN SHALL GOVERN.

4) MULCH: ALL REQUIRED PLANTING AREAS AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH A SHREDDED CEDAR BARK, FIBROUS IN NATURE, (1") MINIMUM TO (4") MAXIMUM IN LENGTH. APPLIED 3" DEEP, EXCLUDING SLOPES REQUIRING RE-VEGETATION. ORGANIC RECYCLED OR POST-CONSUMER MULCH SHALL TAKE PRECEDENT OVER INORGANIC OR VIRGIN FOREST PRODUCTS UNLESS THE RECYCLED POST-CONSUMER ORGANIC PRODUCTS ARE NOT LOCALLY AVAILABLE.

5) NON-BIODEGRADABLE TREE ROOT BARRIERS (18" DEEP) SHALL BE INSTALLED 3" FROM EDGE CONDITION WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER SHALL EXTEND 10' FROM CENTER OF TREE IN EACH DIRECTION ALONG EDGE AND WILL NOT WRAP AROUND THE ROOT BALL AND BE MANUFACTURED BY "DeepRoot" OR EQUAL.

6) MAINTENANCE. ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE ABUTTING PREMISE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

7) ALL TREES, SHRUBS, AND GROUND COVERS SHOULD BE FREE OF INSECTS, PESTS, OR FUNGUS DISEASE OR THE EFFECTS OF PREVIOUS INFESTATIONS. THEY SHOULD HAVE NORMALLY WELL DEVELOPED BRANCH SYSTEMS AND A VIGOROUS AND FIBROUS ROOT SYSTEM WHICH IS NOT ROOT OR POT BOUND.

8) PLANTS SHALL BE GUARANTEED AS TO HEALTH AND GROWTH FOR 90 DAYS AFTER END OF MAINTENANCE PERIOD.

9) WATERING SHOULD BE SCHEDULED BETWEEN THE HOURS OF 10:00PM AND 8:00AM OR AS REQUIRED BY LOCAL WATER AGENCY. WATERING PRACTICES SHALL BE UTILIZED TO PROMOTE DEEP ROOTING OF TREES AND SHRUBS.

10) TREES AND SHRUBS SHOULD BE TRIMMED OR PRUNED TO PREVENT BLOCKING OR INTERFERENCE WITH THE FOLLOWING:
A. SIGHT DISTANCE VIEWS.
B. PEDESTRIAN OR MOTOR VEHICLE ACCESS.
C. INSTALLATION, MAINTENANCE OR REPAIR OF ANY PUBLIC UTILITY OR FIRE LANE.
D. DAMAGE TO PROPERTY LINE FENCES OR STRUCTURES ON ADJOINING PROPERTIES.

11) ALL LANDSCAPE AREAS SHOULD BE REGULARLY WATERED, FERTILIZED, WEEDED AND OTHERWISE KEPT IN GOOD CONDITION.

12) THIS PROJECT IS SUBJECT TO THE STATE OF CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE.

13) LANDSCAPE SHALL BE INSTALLED PRIOR TO BUILDING OCCUPANCY.

14) ALL PLANTER AREAS IN PARKING AND OTHER LANDSCAPE SPACES SHALL HAVE ALL DELETERIOUS MATERIALS SUCH AS ROCK, DEBRIS, AND TRASH REMOVED PRIOR TO PLACING TOPSOIL OR SUBSOIL BACKFILL.

15) SHRUBS SHALL BE PLACED IN PREPARED PLANTING PITS TWICE THE DIAMETER OF THE PLANT CONTAINER.

16) A PLANT ESTABLISHMENT PERIOD, UNDER THE INSTALLATION CONTRACT, IS REQUIRED FOR ALL INSTALLATIONS FOR A MINIMUM OF SIXTY DAYS (60) AFTER ALL LANDSCAPE IMPROVEMENTS ARE INSTALLED.

17) ALL HARDSCAPE MATERIAL PER DESIGN AND ALL PERTAINING DETAILS/SPECIFICATIONS TO BE COMPLETED BY ARCHITECT.

18) ALL AREAS TO BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM. IRRIGATION SHALL BE PROVIDED BY EFFICIENT ROTATING NOZZLES AND DRIP IRRIGATION. SYSTEM SHALL UTILIZE "SMART CONTROLLER" TECHNOLOGY AND SHALL CONFORM TO STATE AND LOCAL EFFICIENCY STANDARDS. DESIGN MEETS OR EXCEEDS MAWA REQUIREMENTS.

19) ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE REGULATIONS AND THE CITY OF ROSEVILLE LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.

20) MINIMUM TREE SEPARATION DISTANCE ON LANDSCAPE PLAN:
-TRAFFIC SIGNALS / STOP SIGNS - 20 FEET
-UNDERGROUND UTILITY LINES - 5 FEET (10 FEET FOR SEWER)
-ABOVE GROUND UTILITY STRUCTURES - 10 FEET
-DRIVEWAY (ENTRIES) - 10 FEET (5' FOR RESIDENTIAL STREETS <25 MPH)
-INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET

21) TREES SHALL BE MAINTAINED SO THAT ALL BRANCHES SHALL BE MAINTAINED AT 6 FEET ABOVE THE GRADE OF THE PEDESTRIAN WALKWAYS AND 16 FEET ABOVE THE GRADE OF THE VEHICULAR TRAVEL WAYS. NO TOPPING OF TREES.

22) THE VELOCITY OF WATER FLOWING IN IRRIGATION SYSTEM PIPING OR SUPPLY PIPES SHALL NOT EXCEED 5 FEET PER SECOND DOWNSTREAM OF THE WATER METER.

23) IF ANY REQUIRED LANDSCAPE (INCLUDING EXISTING OR NEW PLANTINGS, HARDSCAPE, LANDSCAPE FEATURES ETC.) INDICATED ON THE APPROVED CONSTRUCTION DOCUMENTS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, THE OWNER/PERMITTEE SHALL REPAIR AND/OR REPLACE IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE OR CERTIFICATE OF OCCUPANCY.

24) NO PLANT SPECIES LISTED AS INVASIVE BY THE CALIFORNIA NATIVE PLANT SOCIETY, THE CALIFORNIA EXOTIC PEST PLAN COUNCIL, OR IDENTIFIED FROM TIME TO TIME BY THE STATE OF CALIFORNIA SHALL BE EMPLOYED OR ALLOWED TO NATURALIZE OR PERSIST ON THE SITE. NO PLANT SPECIES LISTED AS "NOXIOUS WEED" BY THE STATE OF CALIFORNIA OR THE U.S. FEDERAL GOVERNMENT SHALL BE UTILIZED WITHIN THE PROPERTY.

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LICENSED LANDSCAPE ARCHITECT
STEVE SHERMAN 2497
6/30/24
Expiration Date
7/10/2024
Date
STATE OF CALIFORNIA

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AL PROJECT NUMBER: 2-232203
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SHADE DIAGRAM & GENERAL NOTES

L-2

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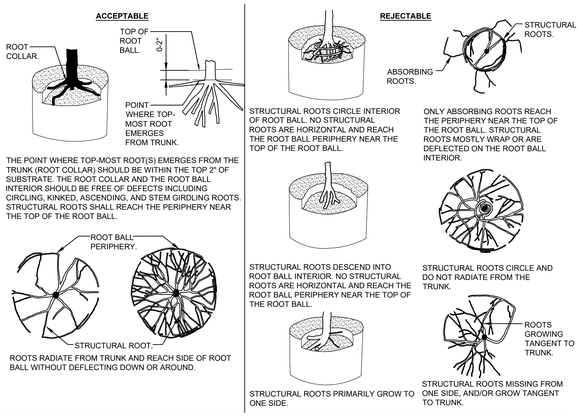
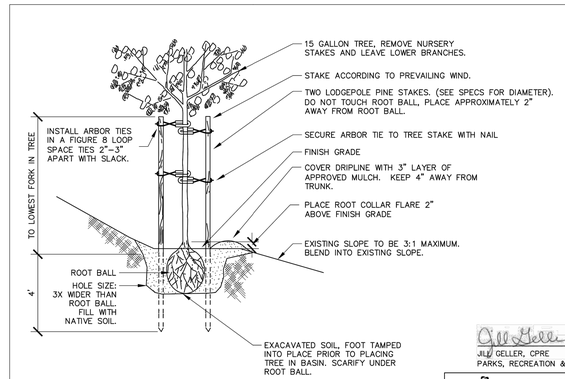


NOTES:
1-OBSERVATION OF ROOTS SHALL OCCUR PRIOR TO ACCEPTANCE. ROOTS AND SUBSTRATE MAY BE REMOVED DURING THE OBSERVATION PROCESS; SUBSTRATE/SOIL SHALL BE REPLACED AFTER OBSERVATION HAS BEEN COMPLETED.
2-SMALL ROOTS (1/4" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING. (SEE ROOT BALL SHAVING CONTAINER DETAIL 6).

1 ROOT OBSERVATIONS DETAIL
SCALE: NO SCALE



NOTES
1. SCORE ROOT BALL AND CUT GIRDLING ROOTS ON ALL FOUR SIDES OF ROOT BALL.
2. TREES FURNISHED IN #15 NURSERY CONTAINERS REQUIRE 2" DIA. STAKES. TREES LESS THAN 8' IN HEIGHT REQUIRE AN 8' STAKE. TREES 8' OR GREATER IN HEIGHT REQUIRE A 10' STAKE. TREES FURNISHED IN 24" BOXES REQUIRE 3" DIA. BY 10' LONG STAKES.
3. INSTALL 2 ARBOR TIES, AT 2/3 OF TREE HEIGHT AND 2 ARBOR TIES AT 1/2 OF TREE HEIGHT.
4. TREE STAKES SHOULD BE INSERTED INTO THE GROUND TO A MINIMUM DEPTH OF 18".
5. TREES TO BE STRUCTURALLY PRUNED BEFORE PLANTING. ESTABLISH CENTRAL LEADER AND REDUCE OR REMOVE CODOMINANT LEADERS.

JILL GELLER, CPRE
PARKS, RECREATION & LIBRARIES DIRECTOR

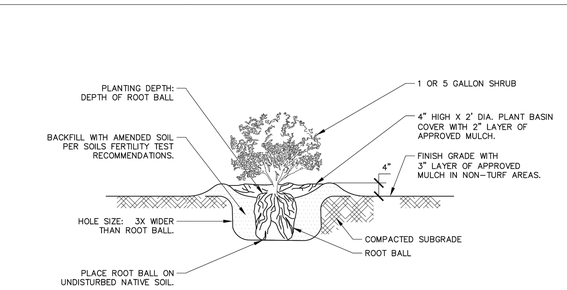
CITY OF ROSEVILLE CALIFORNIA — PARKS, RECREATION, & LIBRARIES DEPARTMENT

TREES ON SLOPES

SCALE: NONE
REVISED: JULY 2023
REVIEWED BY: T. GEE
APPROVED BY: J. GELLER

PK-21

4 TREES PLANTING ON SLOPE DETAIL
SCALE: NO SCALE



NOTES
1. AMENDMENT SHALL BE CONSISTENT WITH SOILS FERTILITY TEST.
2. PLANTING AREAS SHALL BE TREATED WITH PRE-EMERGENT AFTER PLANTING IS COMPLETE AND PRIOR TO MULCH INSTALLATION.
3. SCORE ROOT BALL IN VARIOUS LOCATIONS.

JILL GELLER, CPRE
PARKS, RECREATION & LIBRARIES DIRECTOR

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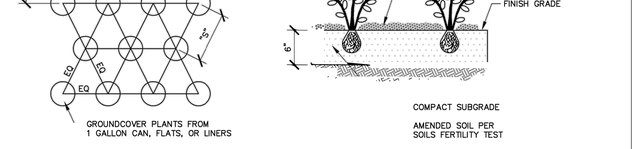
SHRUB PLANTING

SCALE: NONE
REVISED: JULY 2023
REVIEWED BY: T. GEE
APPROVED BY: J. GELLER

PK-18

6 SHRUB PLANTING DETAIL
SCALE: NO SCALE



NOTES
1. "S" REFERS TO PLANT SPACING, SEE PLANT TABLE ON CONSTRUCTION DOCUMENTS.

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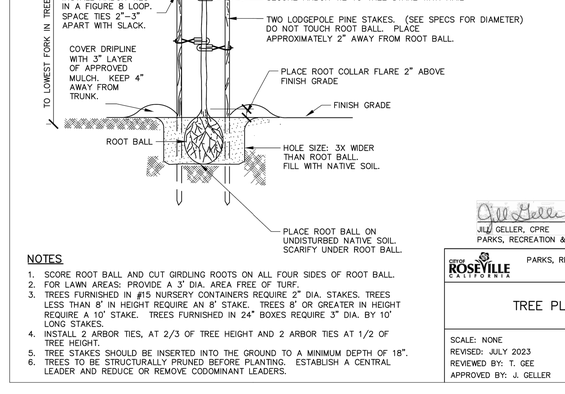
GROUNDCOVER PLANTING

SCALE: NONE
REVISED: JULY 2023
REVIEWED BY: T. GEE
APPROVED BY: J. GELLER

PK-17

2 GROUNDCOVER PLANTING DETAIL
SCALE: NO SCALE



NOTES
1. SCORE ROOT BALL AND CUT GIRDLING ROOTS ON ALL FOUR SIDES OF ROOT BALL.
2. FOR LAWN AREAS: PROVIDE A 3' DIA. AREA FREE OF TURF.
3. TREES FURNISHED IN #15 NURSERY CONTAINERS REQUIRE 2" DIA. STAKES. TREES LESS THAN 8' IN HEIGHT REQUIRE AN 8' STAKE. TREES 8' OR GREATER IN HEIGHT REQUIRE A 10' STAKE. TREES FURNISHED IN 24" BOXES REQUIRE 3" DIA. BY 10' LONG STAKES.
4. INSTALL 2 ARBOR TIES, AT 2/3 OF TREE HEIGHT AND 2 ARBOR TIES AT 1/2 OF TREE HEIGHT.
5. TREE STAKES SHOULD BE INSERTED INTO THE GROUND TO A MINIMUM DEPTH OF 18".
6. TREES TO BE STRUCTURALLY PRUNED BEFORE PLANTING. ESTABLISH A CENTRAL LEADER AND REDUCE OR REMOVE CODOMINANT LEADERS.

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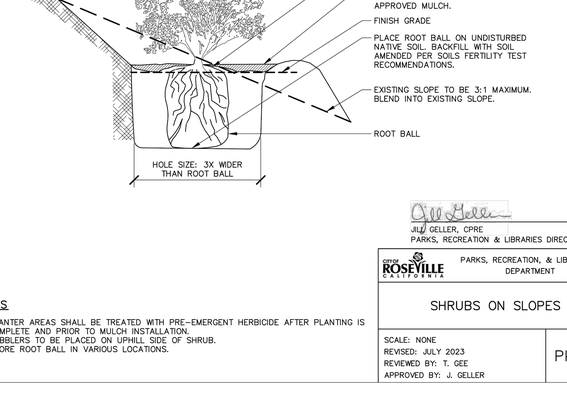
TREE PLANTING

SCALE: NONE
REVISED: JULY 2023
REVIEWED BY: T. GEE
APPROVED BY: J. GELLER

PK-20

5 TREES PLANTING DETAIL
SCALE: NO SCALE



NOTES
1. PLANTER AREAS SHALL BE TREATED WITH PRE-EMERGENT HERBICIDE AFTER PLANTING IS COMPLETE AND PRIOR TO MULCH INSTALLATION.
2. BUBBLERS TO BE PLACED ON UPHILL SIDE OF SHRUB.
3. SCORE ROOT BALL IN VARIOUS LOCATIONS.

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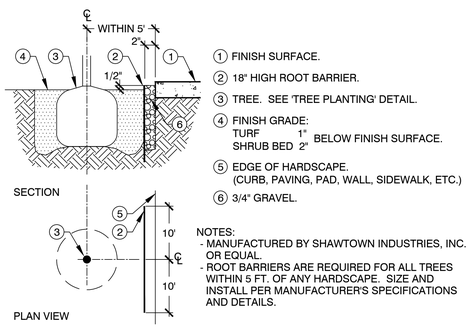
SHRUBS ON SLOPES

SCALE: NONE
REVISED: JULY 2023
REVIEWED BY: T. GEE
APPROVED BY: J. GELLER

PK-19

7 SHRUB PLANTING ON SLOPE DETAIL
SCALE: NO SCALE



NOTES:
- MANUFACTURED BY SHAWTOWN INDUSTRIES, INC. OR EQUAL.
- ROOT BARRIERS ARE REQUIRED FOR ALL TREES WITHIN 5 FT. OF ANY HARDSCAPE. SIZE AND INSTALL PER MANUFACTURER'S SPECIFICATIONS AND DETAILS.

3 ROOT BARRIER DETAIL
SCALE: NO SCALE

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DEVELOPERS
DESIGNERS
ARCHITECTS
BUILDERS
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LICENSED LANDSCAPE ARCHITECT
STEVE SHERMAN 5287
6/30/24
7/10/2024
STATE OF CALIFORNIA

D&S Development

ROCKY RIDGE APARTMENTS

1995 Rocky Ridge Drive
Roseville, CA 95661

NO.:	ISSUANCE/REVISION:	DATE:
1	ENTITLEMENT	11/22/2023

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DATE: July 2024
AL PROJECT NUMBER: 2-232203
SCALE:
AHJ PORJECT NUMBER:

DETAILS

L-3

CALIFORNIA
LANDSCAPE TECHNOLOGIES
landscape architecture irrigation design
3685 Vista Campana N.
Unit 41, Oceanside
CA 92057
760.809.3241

PLANTING SPECIFICATIONS

A. The planting plan is diagrammatic. All plant locations are approximate.
B. Quantities shown on the planting plan are approximate and are for the convenience of the contractor only. Plant symbols take precedence over plant quantities specified.
C. Contractor shall notify the Landscape Architect of discrepancies between quantities and symbols shown.

1) Contractor shall apply a contact herbicide (herbicide applicator shall be licensed by the State of California) where weeds are present, per manufacturer's specifications, a minimum of ten (10) days prior to commencement of any planting or irrigation work. Weeds shall be allowed to completely die back, including the roots, and shall then be removed before proceeding with work.

2) Contractor shall receive site grades at + one-tenth foot (0.10') of finished grade. Contractor will be responsible for verifying grades prior to beginning work and shall be responsible for all grades once work has commenced. Fill shall be top soil grade.

3) Soil level in all raised planters shall be four inches (4") below edge of planter or house foundation at the conclusion of planting. Contractor shall be responsible for providing fill material (planter mix/top soil) if, after grubbing, soil level is below four inches (4").

4) Contractor shall submit a soil analysis report from an authorized testing agency to Owner/Landscape Architect for review prior to beginning work. Actual soil amendment and plant backfill shall conform to soil report requirements. For bidding purposes, assume that all areas to be planted (except slopes in excess of 3:1) shall be roto-tilled to a depth of eight inches (8") and the following amendments spread evenly and thoroughly blended in per 1000 square feet:

A. 3 cubic yards compost
B. 100 pounds agricultural gypsum
C. 15 pounds soil sulfur
D. 25 pounds 16-6-8 slow release fertilizer

5) Soil shall be suitable for plant growth and free of harmful substances or deleterious materials prior to planting.

6) Contractor shall remove all rock in excess of one-inch (1") diameter exposed at the soil surface.

7) Prior to planting, irrigation system shall be fully operational and all planting areas shall be thoroughly soaked.

8) Each plant shall receive "agriform" (or equal) plant tablet as follows:

a. 1 gallon container (1) 21 gram
b. 5 gallon container (3) 21 gram
c. 15 gallon container (5) 21 gram
d. per three inches (3") of boxed tree size (1) 21 gram

9) Plant material shall not be root bound. Five gallon plants and larger shall have been grown in containers for a minimum of six months and a maximum of two years. Plants shall exhibit healthy growth and be free of diseases and pests.

10) Plant pit shall be twice the width of the designated nursery container but shall be no deeper than the container. Root ball shall protrude above the plant pit 1/2 inch (1/2") at the completion of planting.

11) Backfill shall be per soil test. For bidding purposes, assume plant backfill shall be 75% rock-free site soil, and 25% compost by volume.

12) Plants shall not be placed within twelve inches (12") of sprinkler heads or within eighteen inches (18") of buildings.

13) Contractor shall maintain a minimum 2% drainage away from all buildings, structures, and walls. Finished grades shall be smoothed to eliminate puddling or standing water.

14) All slopes in excess of 2:1 and four-feet high or higher shall be installed with jute mesh if planting occurs between August 15 and April 15.

15) Contractor shall leave site in a clean condition, removing all unused material, trash, and tools.

16) Contractor shall maintain all plantings for a period of sixty (60) days or until plants are deemed established and irrigation is operating properly to the satisfaction of Owner and Landscape Architect - whichever period is longer.

17) At completion of all work outlined in these plans, Contractor shall contact Owner and arrange for a walk through to determine that all aspects of work are completed. Work must be fully completed according to all plans and specifications and must be completed in a good workmanship manner and must be accepted by Owner in writing prior to the beginning of the establishment period.

18) Prior to end of establishment period, Contractor shall contact Owner and arrange for a final walk through. Owner must accept all maintained areas in writing prior to end of establishment period.

A) All groundcover and shrubs shall be guaranteed by Contractor in writing as to growth and health for a period of sixty (60) days after completion of establishment period and final acceptance. All trees shall be guaranteed by Contractor in writing to live and grow in an acceptable upright position for a period of one (1) year after completion of the specified establishment period and final acceptance.

B.Contractor, within fifteen (15) days of written notification by Owner, shall remove and replace all guaranteed plant materials which, for any reason, fail to meet the requirements of the guarantee. Replacement shall be made with plant materials as indicated or specified on the original plans, and all such replacement materials shall be guaranteed as specified for the original material guarantee.

19) Contractor, under the direction of the Landscape Architect, shall remove all unwanted groundcover, trees and shrubs.

ON-GOING MAINTENANCE SCHEDULE

1) The establishment period shall include the following scope of work:

A. Test drip system and flush system monthly.adjustment of sprinkler head height and watering pattern.
B. Weeding and removal of all weeds from ground cover areas, on a weekly basis.
C. Replacement of any dead, dying, or damaged trees, shrubs, or ground covers.
D. Filling and recompaction of eroded areas.
E. Filling and replanting of any low areas which may cause standing water.
F. Weekly removal of all trash, litter, clippings, and all foreign debris.
H. Best Fertilizer Company 16-6-8 (or equal) shall be applied at the rate of six (6) pounds per 1,000 square feet to planting areas three times a year. Additional fertilizations shall be per soil test.
G. Daily watering of all plant material.

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SPECIFICATIONS

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