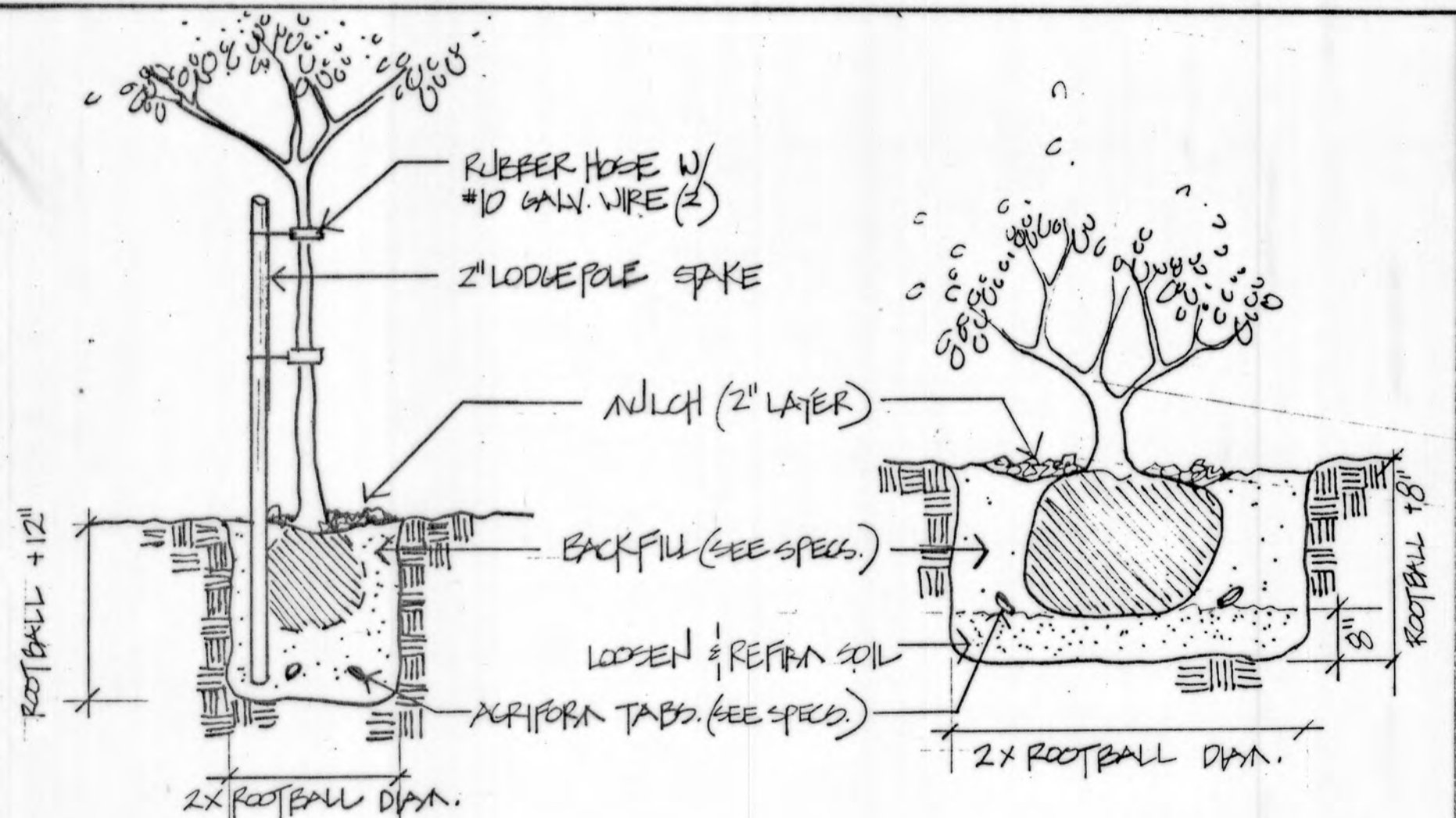

ATTACHMENT B – L&L MAPS, EXHIBITS



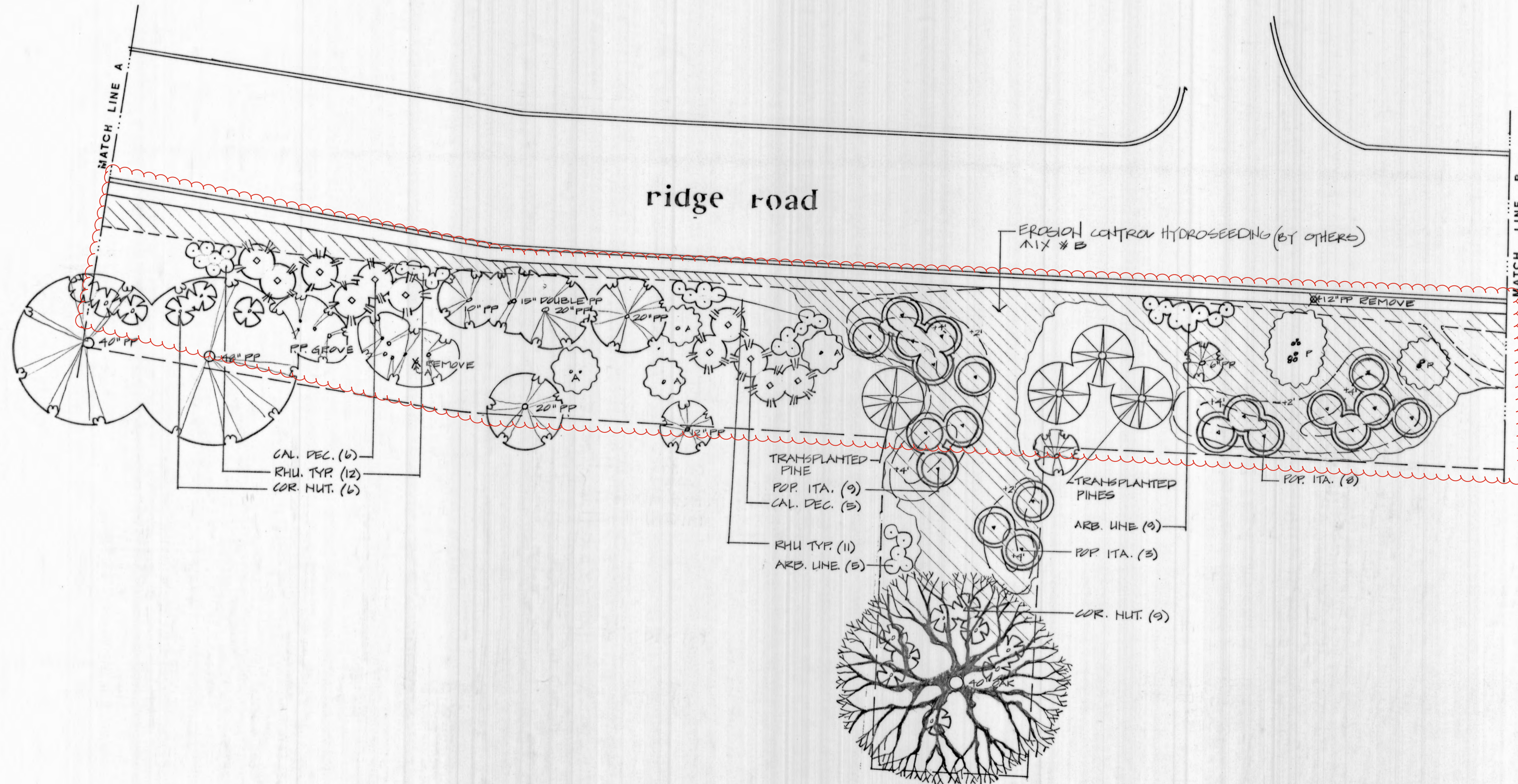
- A. General: The hydro-mulch shall be applied in the form of a slurry consisting of wood cellulose fiber, seed, chemical additives, commercial fertilizer and water. When hydraulically sprayed on the soil surface, the hydro-mulching shall form a blotter-like ground cover impregnated uniformly with seed and fertilizer and shall allow the absorption of moisture and rainfall to percolate to the underlying soil.
- B. Hydraulic equipment used for the application of the fertilizer, seed and slurry of prepared wood pulp shall be of the "super hydro-seeder" type as approved by the engineer. The slurry preparation shall take place at the site of work and shall be mixed in a manner consistent with manufacturer's equipment and specifications.
- C. The operator shall spray the area with a uniform, visible coat by using the green color of the wood pulp as a guide. The slurry shall be applied in a sweeping motion, in an arched stream, so as to fall like rain, allowing the wood fibers to build upon each other until a good coat is achieved and the material is spread at the required rate per acre.
- D. All slurry mixture not applied within four hours after mixing shall be rejected and removed from the tank.
- E. Protection: No slurry spilled into restricted areas must be cleaned up at the contractor's expense.
- F. Turf mix shall be approved by the landscape architect.
- G. Fertilizer shall be "Par-ex" 22-25-0 applied at a rate of 200 pounds per acre.

1. FOR TOPSOIL INFORMATION, REFER TO GENERAL SPECIFICATIONS, SECTION C207. TOPSOIL IS TO BE PROVIDED BY PRIME CONTRACTOR TO ROUGH GRADES AS SHOWN.
2. REFER TO SECTION C5 OF "GENERAL SPECIFICATIONS FOR MORGAN RANCH UNIT ONE" FOR LANDSCAPE PLANTING SPECIFICATIONS.

Key	BOTANICAL NAME/ Common Name	Size	Qty.
ACE. SAC.	ACER SACCHARUM Sugar Maple	15 GAL	37
ALN. RHO.	ALNUS RHOMBIFOLIA White Alder	5 GAL	36
CAL. DEC.	CALOCEDRUS DECURRENS Incense Cedar	B&B, 6-8'	64
COR. NUT.	CORNUS NUTTALI Pacific Dogwood	B&B, 5-6'	15
LIQ. STY.	LIQUIDAMBAR STYRACIFLUA American Sweet Gum	15 GAL	18
POP. ITA.	POPULUS NIGRA 'ITALICA' Lombardy Poplar	5 GAL	26
PSU. MEN.	PSUEDOTSUGA MENZIESII Douglas Fir	B&B, 10-12'	22
ARC. McM.	ARCTOSTAPHYLUS DEN. 'McMINN' McMinn Manzanita	1 GAL	132
ARB. UNE.	ARBUTUS UNEDO Strawberry Tree	5 GAL	30
CEA. JUL.	CEANOTHUS 'JULIA PHELPS' Julia Phelps Mountain Lilac	5 GAL	62
ELE. PUN.	ELEAGNUS PUNGENS Silverberry	1 GAL	106
GRE. NOE.	GREVILLEA 'NOELLII' No common name	1 GAL	103
KNI. UVA.	KNIPHOFIA UVARIA Red-Hot Poker	1 GAL	19
HEM. SPP.	HEMEROCALLIS SPECIES Daylily	1 GAL	26
MAH. AQU.	MAHONIA AQUIFOLIUM Oregon Grape	2 GAL	33
RHU. TYP.	RHUS TYPHINA Staghorn Sumac	5 GAL	23
RAP. IND.	RAPHIOLEPIS INDICA Indian Hawthorn	2 GAL	31
ANN. COL.	ANNUAL COLOR Unspecified	4" POTS	TO COVER
ARC. UVA.	ARCTOSTAPHYLUS 'UVA-URSI' Bearberry	LINERS	24" O.C.
HYP. CAL.	HYPERICUM CALYCEINUM Creeping St. Johnswort	FLATS	12" O.C.
VIN. MIN.	VINCA MINOR Dwarf Periwinkle	FLATS	12" O.C.

0 5 10 20 30 50

SCALE



landscape plan

SCALE 0 5 10 20 30 50



Josephine McProud
landscape architect
(916) 265-6680 P.O. BOX 1494 NEVADA CITY

morgan ranch
IMPROVEMENT ASSESSMENT DISTRICT

SCALE: 1" = 20'-0"

PLANTING

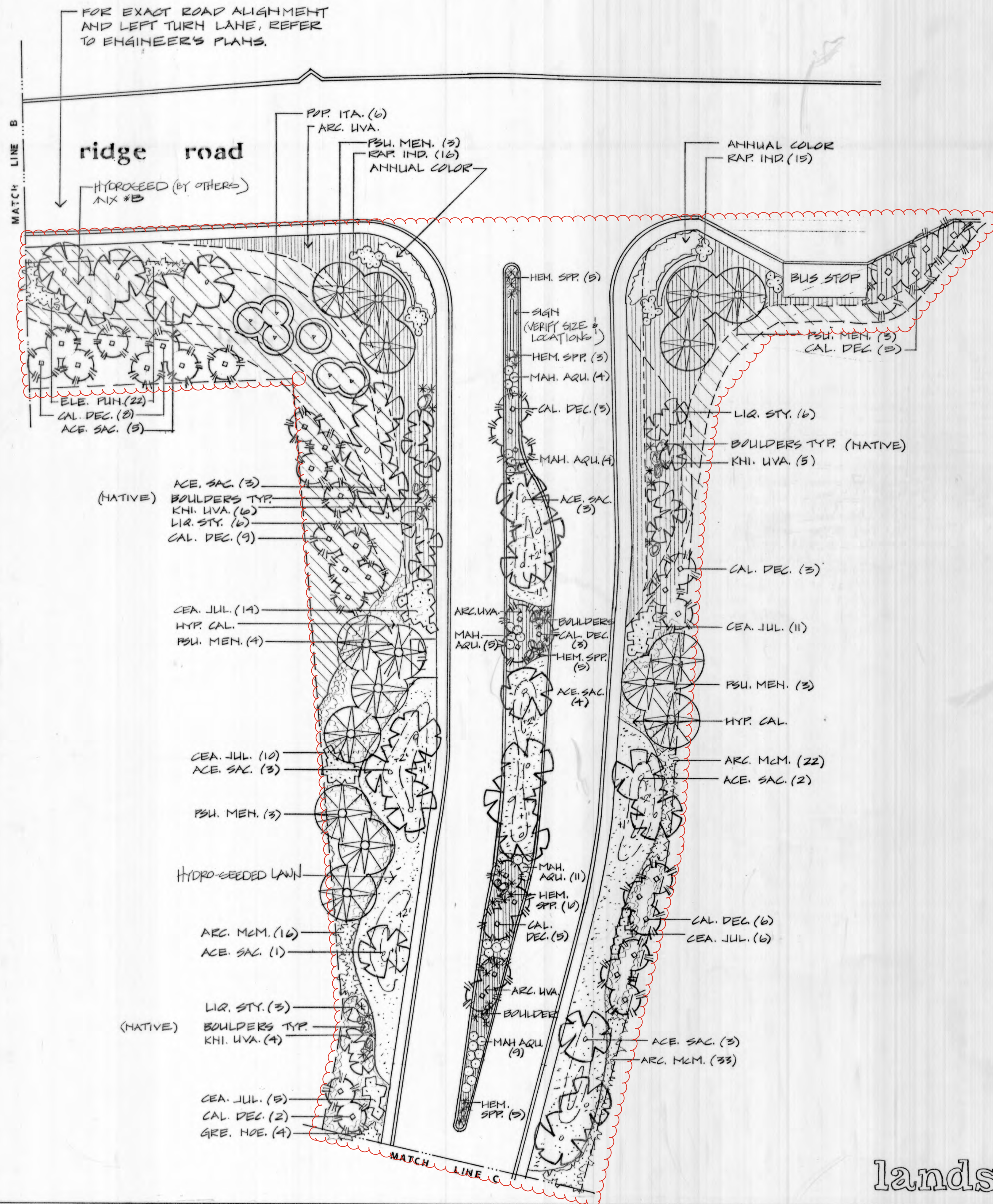
APR 22, 07
APR 23, 07
MAY 11, 07

SHEET

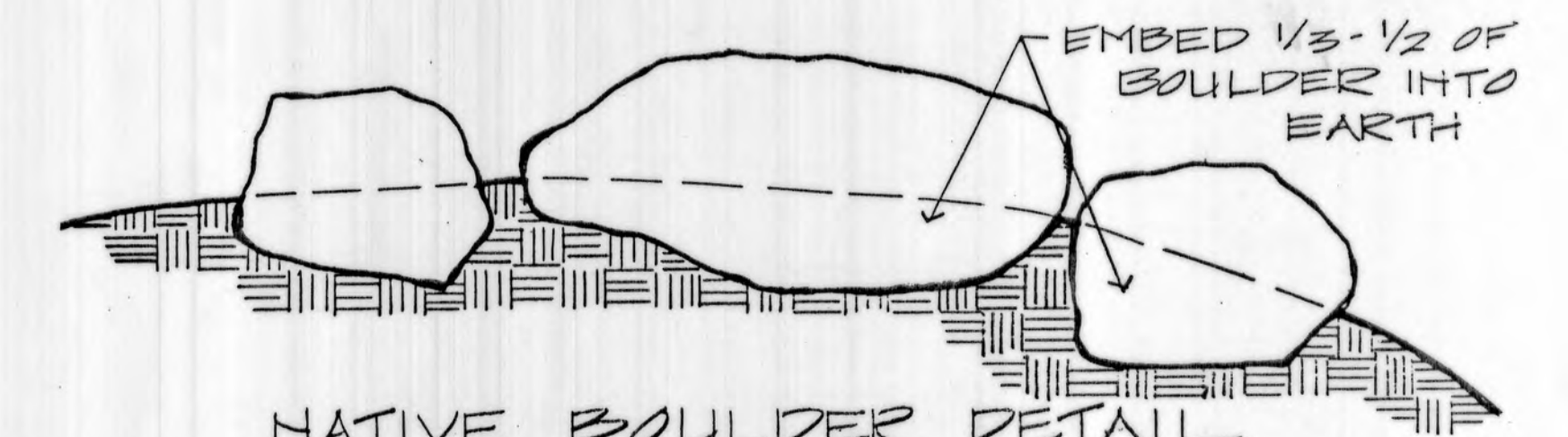
P2

OF



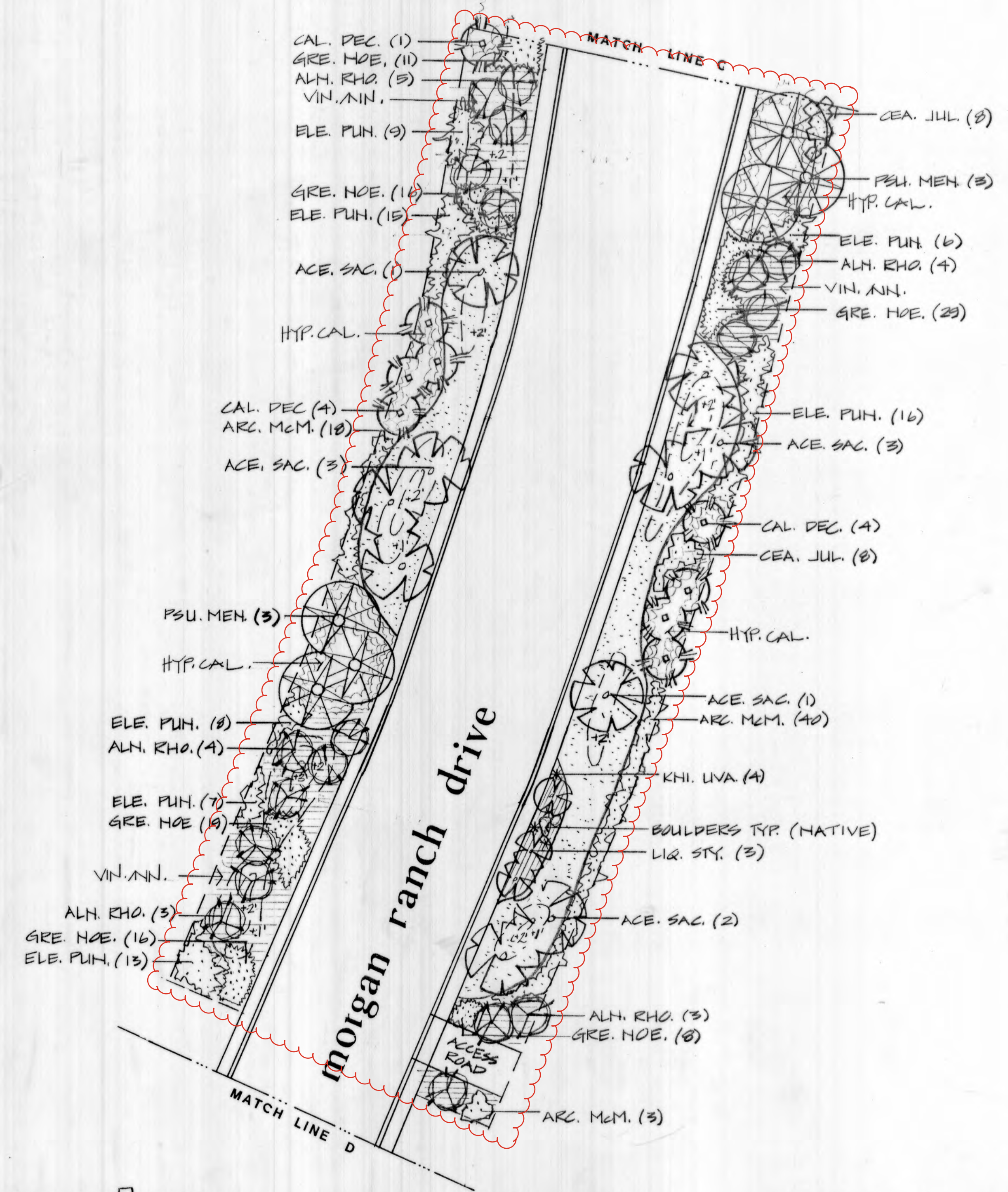


NATIVE BOULDERS, PRESERVE LICHEN, MOSS & UNUSUAL FEATURES IF POSSIBLE.

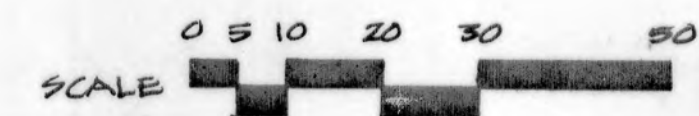


NATIVE BOULDER DETAIL

NATIVE BOULDERS SHALL BE 2-5 FT IN LENGTH, CORRESPONDING TO SIZES ILLUSTRATED AND LOCATIONS SHOWN ON DRAWINGS. ALL BOULDERS SHALL BE EMBEDDED 1/3 INTO SOIL MIN.



landscape plan



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morgan ranch
IMPROVEMENT ASSESSMENT DISTRICT

SCALE: 1" = 20'-0"

PLANTING

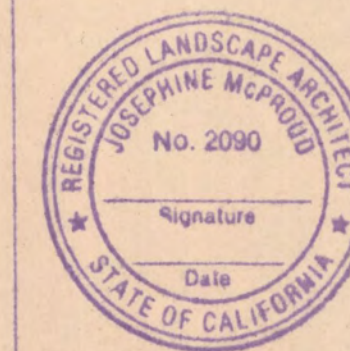
APRIL 22, 07
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MAY 11, 07

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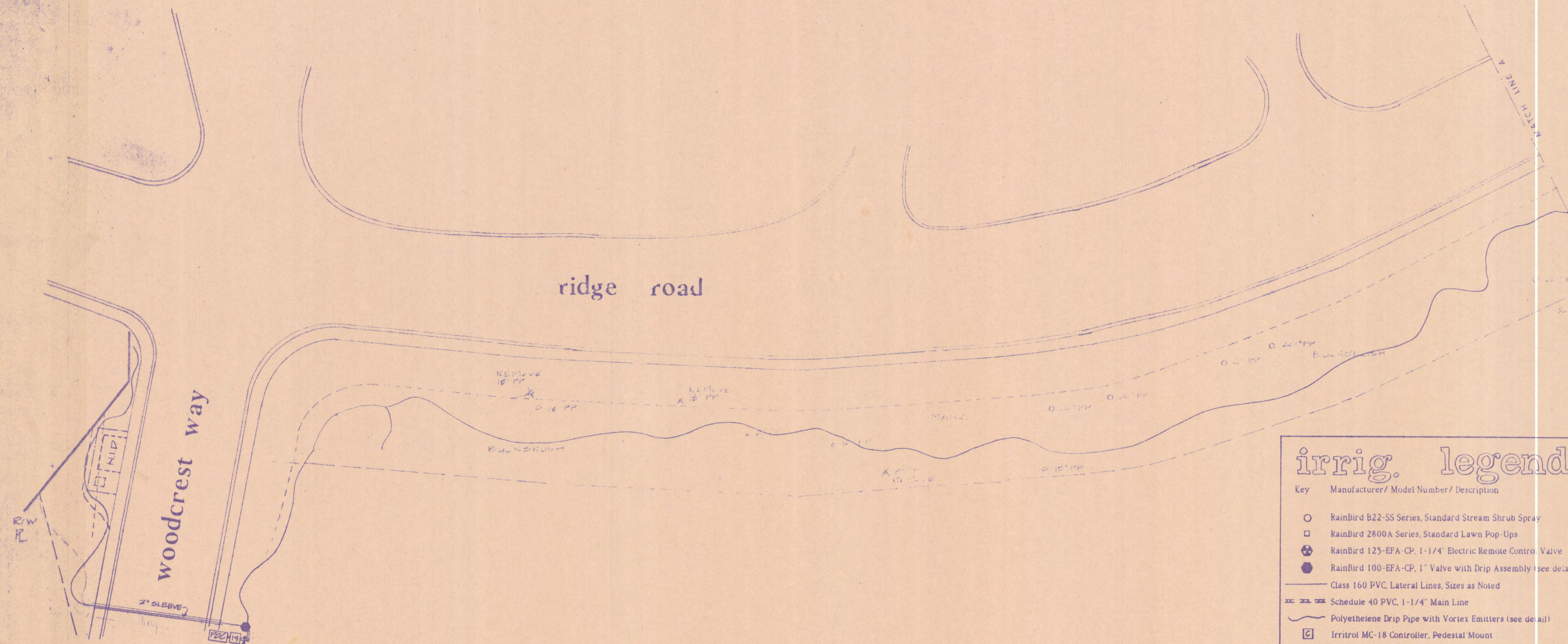
P3

OF





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irrig. legend

Key Manufacturer/ Model Number/ Description

- RainBird B22-SS Series, Standard Stream Shrub Spray
- RainBird 2800A Series, Standard Lawn Pop-Ups
- ⊕ RainBird 125-EFA-CP, 1-1/4" Electric Remote Control Valve
- RainBird 100-EFA-CP, 1" Valve with Drip Assembly (see detail)
- Class 160 PVC, Lateral Lines, Sizes as Noted
- == Schedule 40 PVC, 1-1/4" Main Line
- ~ Polyethylene Drip Pipe with Vortex Emitters (see detail)
- ⊞ Irritrol MC-18 Controller, Pedestal Mount
- ⋈ Febco 805-Y, 1-1/4" Backflow Preventer (BY HD)
- Ⓜ Water Meter (BY HD)
- Ⓜ Point-of-Connection

morgan ranch
IMPROVEMENT ASSESSMENT DISTRICT

SCALE: 1" = 20' 0"

IRRIGATION

APR 22 07
APR 20 07
APR 11 07
SHEET

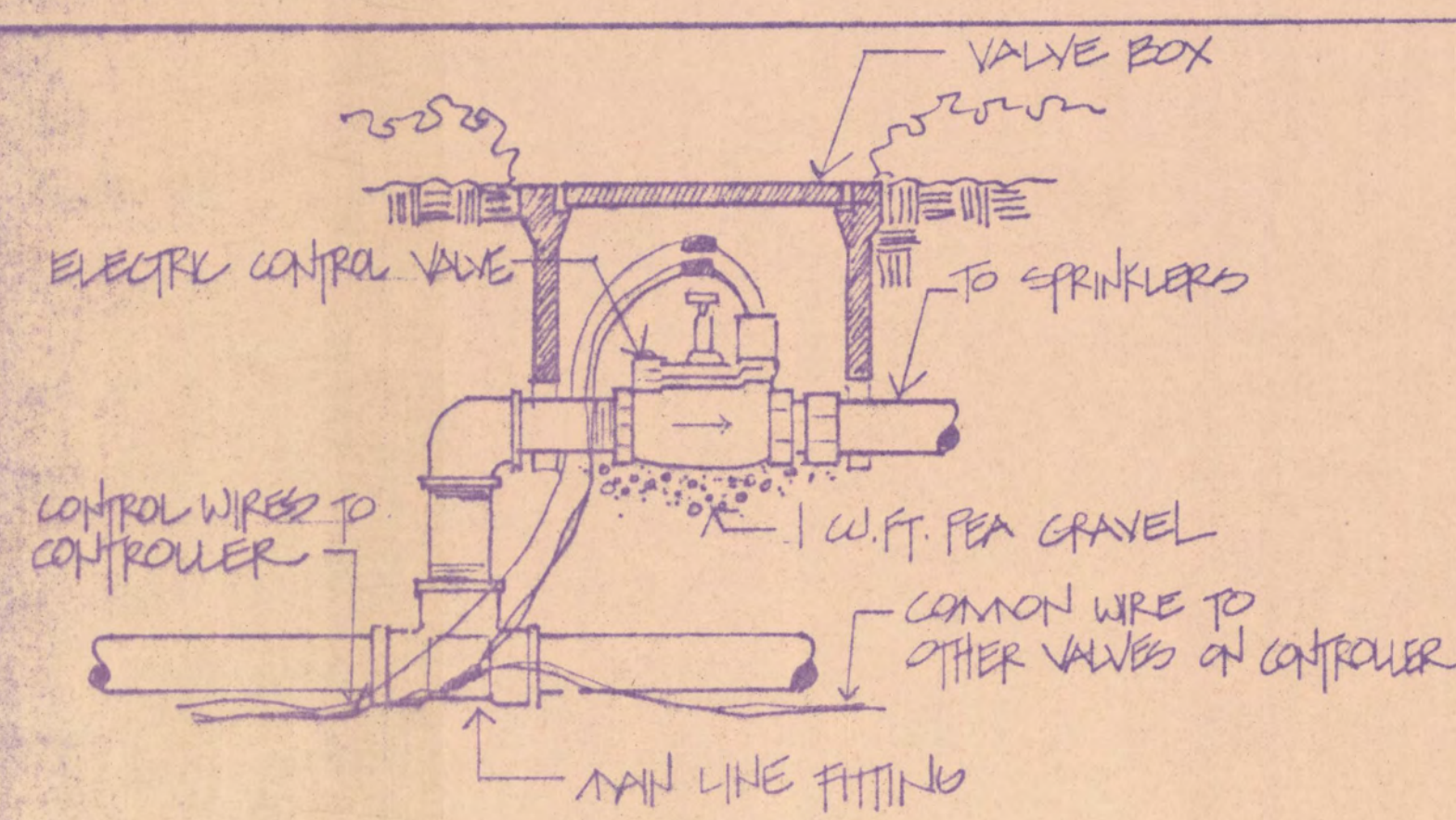
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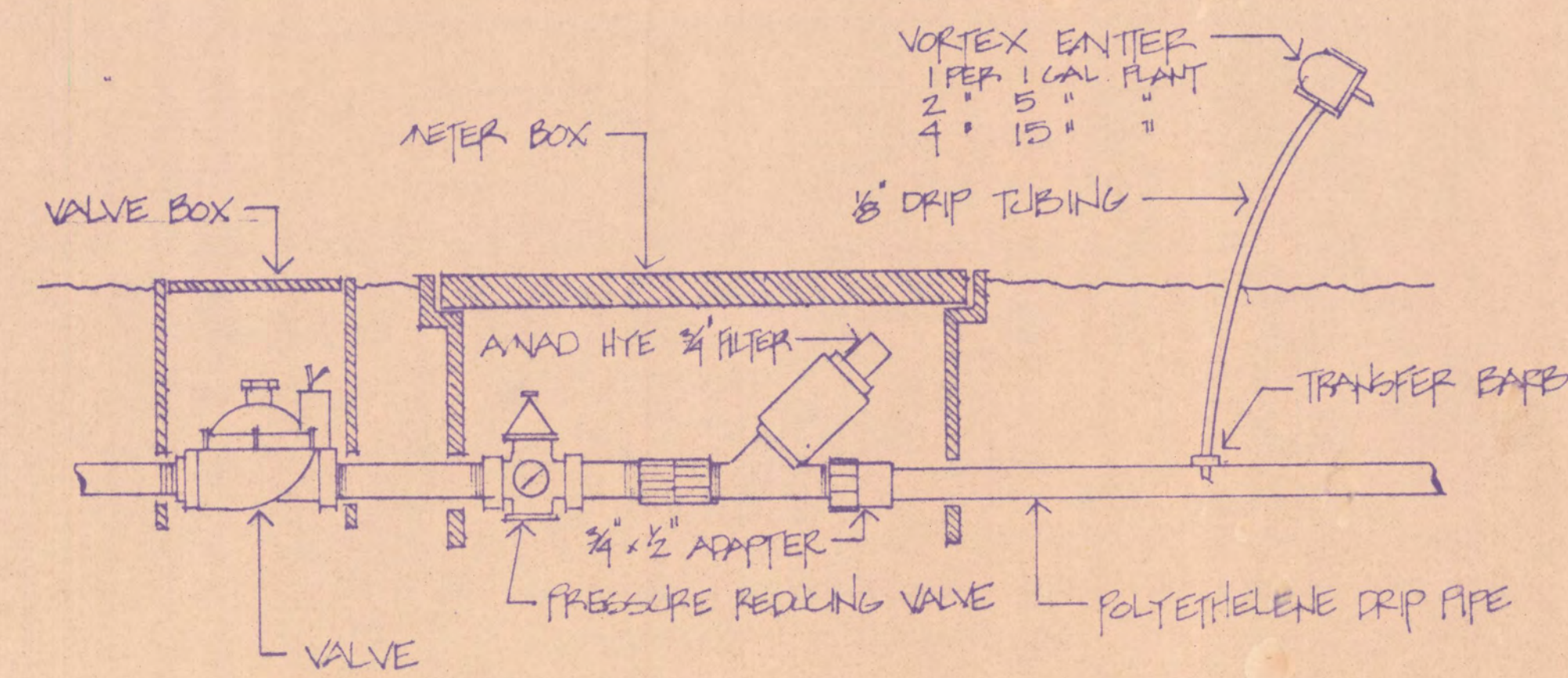
1. THIS PLAN IS DIAGRAMMATIC. ALL PIPES AND VALVES ARE TO BE LOCATED IN THE SAME TRENCH AND IN PLANTER AREAS WHERE- EVER POSSIBLE.
2. SCHEDULE 40 SLEEVES ARE TO BE PROVIDED BY PAVING CON- TRACTOR WHERE LINES CROSS PAVING.
3. INSTALL BACKFLOW PREVENTER AS PER MANUFACTURER'S IN- STRUCTIONS. COMPLY W/CODES.
4. REFER TO SECTION C5 OF "GEN- ERAL SPECIFICATIONS FOR MORGAN RANCH UNIT ONE" FOR LANDSCAPE IRRIGATION SPECIFI- CATIONS. SEE ENGR'S DWGS FOR MORE INFORMATION.

SCALE: 1" = 20' 0"

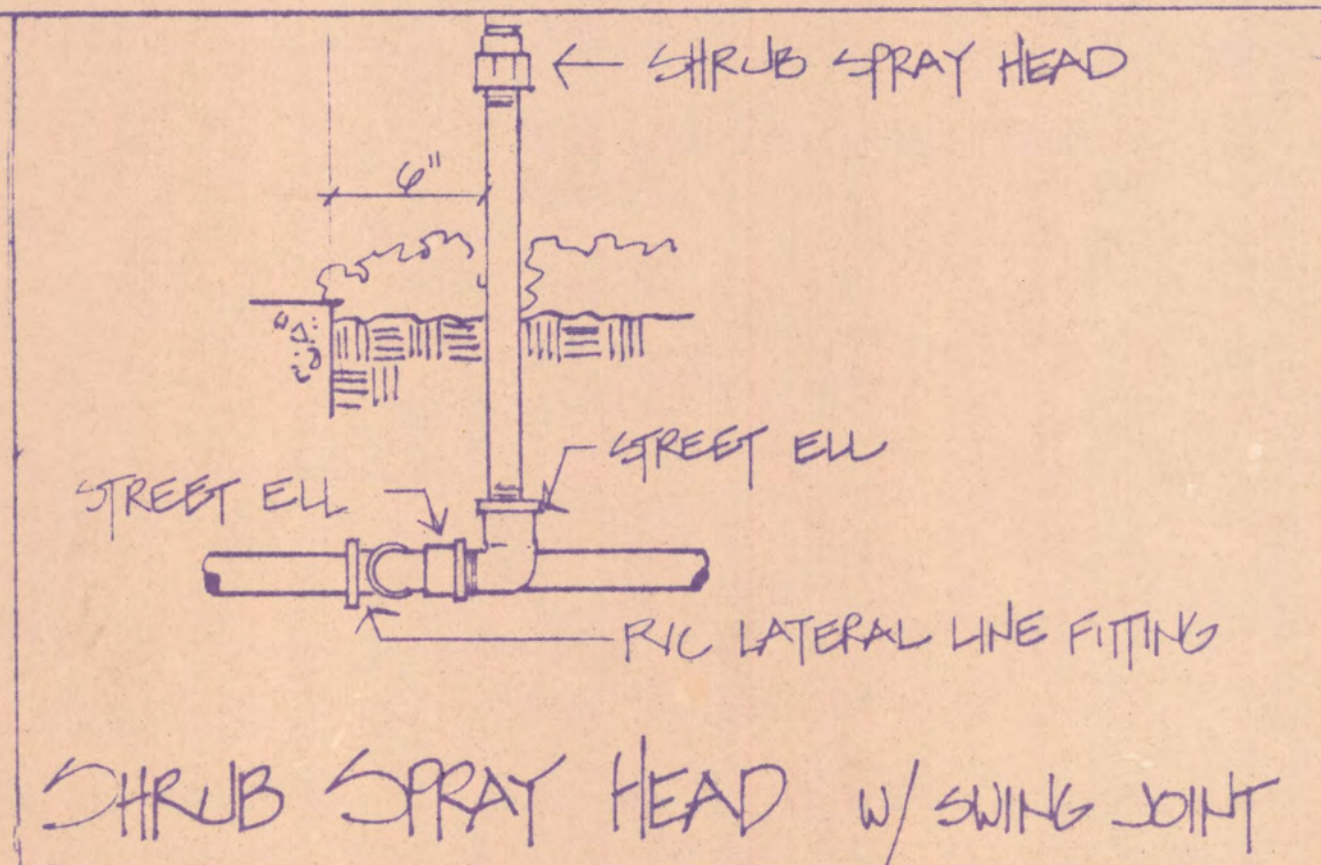
DWG. 1560



ELECTRIC CONTROL VALVE

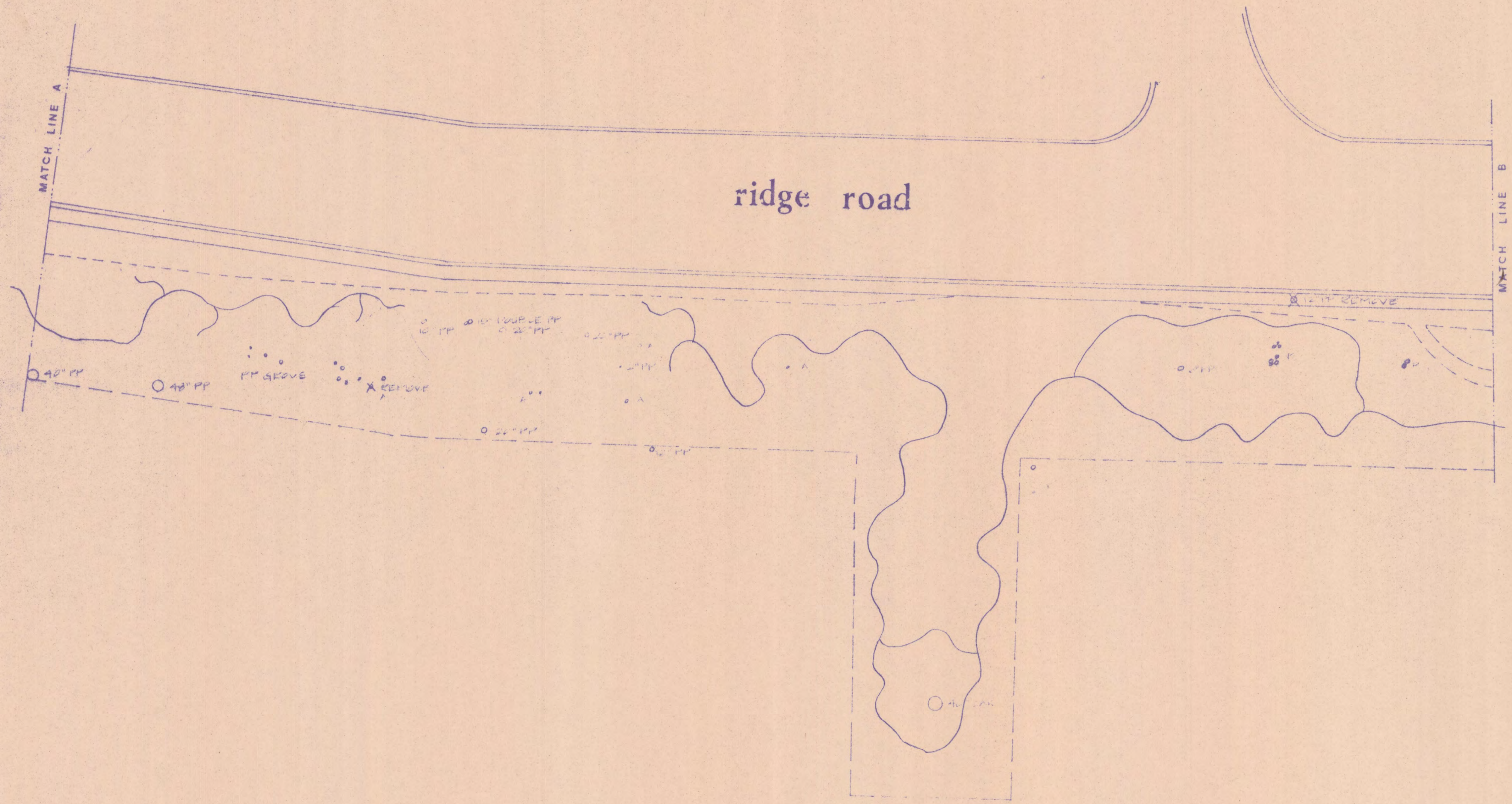


DRIP IRRIGATION DETAIL

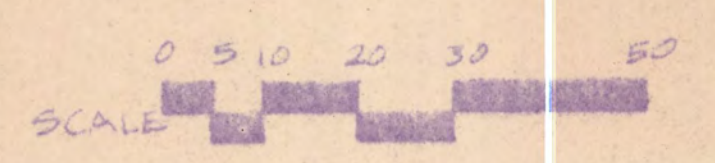


SHRUB SPRAY HEAD w/ SWING JOINT

irrigation plan



irrigation plan



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morgan ranch
IMPROVEMENT ASSESSMENT DISTRICT

SCALE: 1" = 20'-0"

IRRIGATION

APR 22/07
APR 23/07
MAY 1/07

SHEET

12

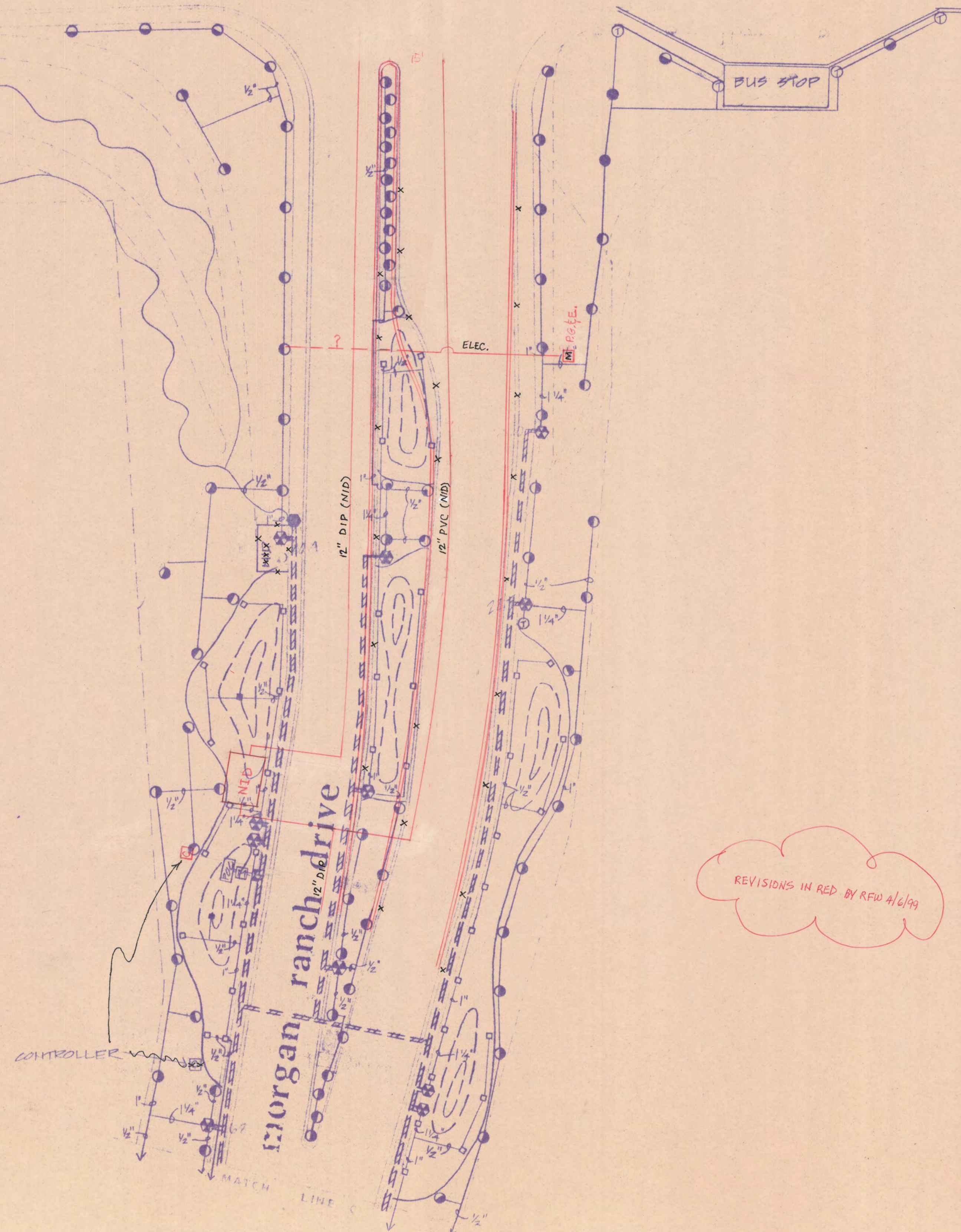
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FOR EXACT ROAD ALIGNMENT & LEFT
TURN LANE, REFER TO ENGR'S PLANS.

ridge road

MATCH LINE B

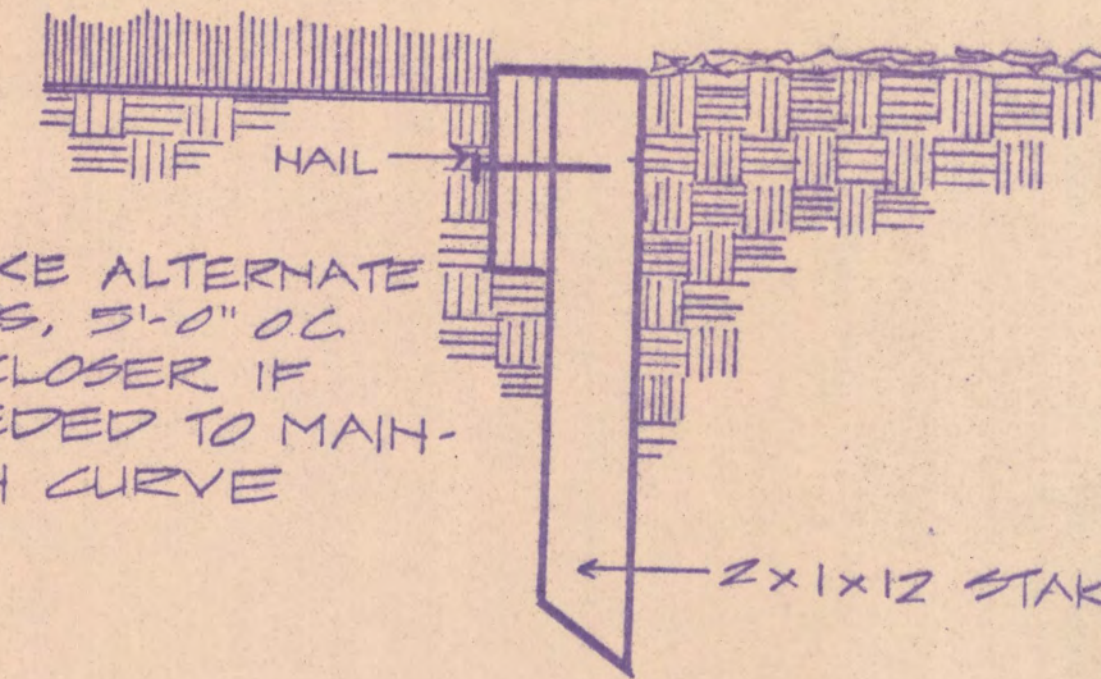


REVISIONS IN RED BY RFW 4/6/99

3-PLY REDWOOD BENDER BOARD
HEADER TO EDGE ALL LAWNS.

morgan ranch drive

irrigation plan



STAKE ALTERNATE
SIDES, 5'-0" OC
OR CLOSER IF
NEEDED TO MAINTAIN
CURVE

THREE FLY RWD BENDER BD. DETAIL

morgan ranch
IMPROVEMENT ASSESSMENT DISTRICT

SCALE: 1" = 20'-0"

IRRIGATION

APRIL 22, 97

APRIL 24, 97

MAY 11, 97

SHEET

13

OF

DWG. 1560

1560

1560

1560

1560



Josephine McProud
landscape architect

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P.O. BOX 1494 - NEVADA CITY

GENERAL LANDSCAPE SPECIFICATIONS

A. General Requirements

It is the Contractor's responsibility to review irrigation drawings and note any areas possibly requiring additional heads or valves prior to submitting bid. If no changes are submitted, Contractor is responsible for full coverage of the sprinkler system and to provide any additional equipment as necessary at the Contractor's expense.

All materials shall be new and in perfect condition. No deviations from the specifications will be allowed without prior approval of the Landscape Architect.

All local, municipal and state laws, rules and regulations governing or relating to any portion of this work are hereby incorporated into and made a part of these specifications, and their provisions shall be carried out by the contractor.

B. Installation

Excavation and Backfill - Contractor shall verify exact location of all existing subsurface utilities (mechanical and electrical) prior to excavation. Any utilities, A.C. piping, concrete work, etc., destroyed or damaged by any work under this contract shall be repaired or replaced at the Contractor's expense. Trenches of plastic pipe or galvanized pipe sprinkler lines shall be excavated to a depth of 18" for main lines and 12" for lateral lines. Polyethylene drip pipe shall be placed 4"-6" deep. The backfill shall be thoroughly compacted and covered off with the adjacent soil level. Selected fill dirt or sand shall be used if soil conditions are rocky. In rocky areas, the trenching depth shall be (2) inches below the normal trench depth to allow for the bedding. Fill dirt used shall be used in filling four (4) inches above the pipe. The remainder of the backfill shall contain no lumps or rocks larger than three (3) inches. The top six (6) inches of backfill shall be free of rocks of over one (1) inch diameter size, subsoil and trash. Any subsequent settling shall be corrected by the Contractor.

Plastic Pipe Lines - Plastic pipe shall be rigid unplasticized PVC schedule and size as specified on the plan, extended from virgin parent material of the type specified on the plan. Plastic pipe shall be installed in a manner so as to provide for expansion and contraction as recommended by the manufacturer. All plastic pipe and fittings shall be installed as outlined and instructed by the pipe manufacturer. The joints shall be allowed to set at least 24 hours before pressure is applied to the system of PVC pipe.

Valves - When required by local or state code, an atmospheric or pressure type anti-siphon or backflow prevention type valve shall be installed in accordance with said code and manufacturer's specifications. Protect from freezing where necessary. All quick-coupling valves shall be installed with an adjustable swing joint assembly. All automatic solenoid type valves are to be installed in accordance with manufacturer's specifications.

Controller - Contractor shall securely mount controller as directed by manufacturer and shall complete all electrical connections to controller. Contractor shall not be the initial program for the controller and shall instruct the owner as to its operation.

Control Cable - All electric control and common ground wire shall be number 14-16 (14) irrigation control cable. All wiring to be used for connecting the automatic control valve to the automatic controller shall be type "UF" 600 volt, stranded or solid copper, single conductor wire with PVC insulation and bear UL approval for direct underground burial feeder cable. Verification of wire types and installation procedures shall be checked to conform to local codes. All control cable shall be installed in piping trenches wherever possible. Pipe trench shall be partially backfilled to provide three (3) to four (4) inches of cover over the pipe before the wire is installed. Wire shall be placed in the trench to one side of the pipe. Wire shall be "snaked" into the trench as loosely as possible and with as much slack as possible to allow for expansion and contraction and shall be taped and bundled every 10 feet. Where it is necessary to run wire in a separate trench, the wire shall have a minimum cover of twelve (12) inches. All remote control valves connected to the same controller shall be connected to a common ground wire.

Valve Boxes - All remote control valves shall be installed in suitable thermoplastic valve access boxes of proper size as required for easy access to the valve. All valve access boxes shall be installed on a suitable base of gravel for proper foundation of box and easy leveling of box to proper grade and also to provide proper drainage of the access box.

Sprinkler Head Installation - Shrubbery or groundcover spray heads adjacent to curbs or walks shall be installed 6" away from the curb or walk and shall be "pop-up" type, flush with finish grade unless otherwise noted on the plan. They shall be installed with flexible risers or with polyethylene risers and pipe to minimize damage when accidentally struck. Turf spray heads adjacent to curbs or walks shall be installed 2" from curb or walk and shall be "pop-up" type, flush with finish grade. They shall be installed with flexible risers, polyethylene risers and pipe or on swing joints as specified in the details. Shrubbery spray heads adjacent to buildings, fences or similar structures shall be installed six inches away from the structure and the nozzle shall be six inches above finished grade. Shrubbery spray heads not near paving or structures shall be set six inches above finish grade.

Testing and Adjusting the System - After the valves have been installed, the contractor shall test all main lines for leaks at full line pressure for a period of 2 hours with couplings exposed and pipe sections center loaded. Before testing, the line shall be filled with water for at least 24 hours. All leaks and defects shall be corrected. The Contractor shall flush all lines and adjust all sprinkler heads for optimum performance and to prevent overwatering onto walks and buildings as much as possible. This shall include selecting the best degree of arc to fit existing site conditions.

C. Guarantee

The Contractor shall guarantee the entire system against all defects and faults of materials and workmanship. Contractor shall maintain the system in perfect working order for 90 days from the date of completion by the Contractor without cost to the Owner. After the system has been completed and the connections made, the Contractor shall instruct the Owner or the Owner's representative in the operation and maintenance of the system. Contractor shall red line an original print to show any changes, additions and/or deletions. This As-Built Drawing shall be presented to the Owner.

IRRIGATION LEGEND

Hunter PGH-ADJ 12" pop-up Adjustable spray 30"
Replaced with Drip system with emitters to each plant
Rainbird PEB 100-1" Electric control valve

Richdel 304 PR 4 station controller, wall or post-mounted

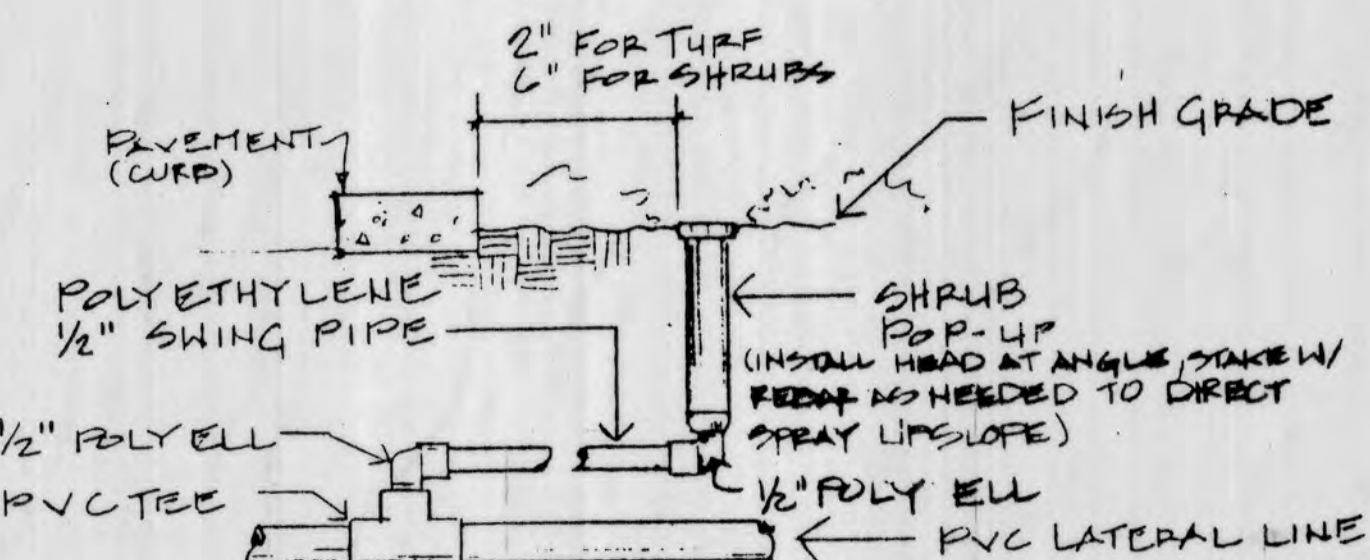
Class 160 PVC lateral line-size on plan

Schedule 40 PVC main line-size on plan

Gallons per minute (G.P.M.)

Valve size

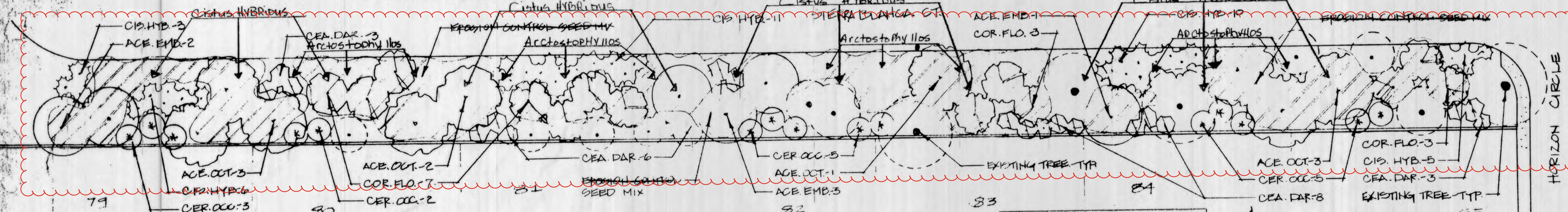
Schedule 40 PVC sleeve, size as appropriate



POP-UP HEAD WITH SWING PIPE

REVISION 6/15/96
Irrigation system converted to Drip system with emitters to each plant. System is automatic.

IRRIGATION PLAN



GENERAL LANDSCAPE SPECIFICATIONS

LANDSCAPE PLANTING

A. General Requirements

It is the Contractor's responsibility to review planting plans and to verify that all plant material is readily available in sizes indicated on plans. If there are discrepancies between the plans and availability, it should be immediately brought to the attention of the Landscape Architect prior to submittal of bid.

Materials to be used shall be in perfect condition. Materials shall be as specified; any deviation or substitution from the specifications and drawings must first be approved by the Landscape Architect.

Replacement - Contractor shall immediately replace any and all plant materials which for any reason die or are damaged while under such person's care. Replacement shall be made with plants of like kind and size in the same manner as specified for the original planting.

Utilities - Contractor shall verify locations of existing utilities prior to excavation. Contractor shall be responsible for the protection of such utilities within the construction area and shall repair any damage to these utilities that occurs as a result of his operations to the satisfaction of the Landscape Architect.

B. Installation

Soil Preparation - Soil areas that are compacted during site preparation should be ripped to a minimum of twelve (12) inches prior to beginning soil preparation. Planting areas shall be amended with well rotted sawdust, 7% nitrogen fertilizer, apply at a rate of six (6) yards per 1000 sq. ft. The soil preparation materials shall be broadcast uniformly over all landscape areas and worked to a depth of six (6) inches by a rototiller or other acceptable mechanical means to obtain a uniform blend with the soil.

Water Canals - Contractor shall guarantee and destroy existing weed seeds before preparing areas for planting. Sufficient water shall be applied to cause weed seed to rot. Young weeds shall then be destroyed by use of rototiller before they have the opportunity to set seed. After planting, a pre-emergent herbicide shall be applied in per manufacturer's instructions.

Finish Grades - After tilling, all areas shall be brought to uniform grade by floating or hand raking. Finish grade of planting areas after application of soil amendments shall be 1-1/2 inches below top of concrete walks and curbs, or as noted by spot elevations. Soil areas adjacent to building shall slope away from the building at 1% minimum. No rocks or clods over one (1) inch in diameter shall be on top of prepared planting bed.

Plant Materials - These shall consist of all trees, shrubs, groundcovers, etc. listed on the drawings. All plants shall be healthy, shapely, well rooted, not pot-bound, free from insect pests or plant diseases, and properly "hardened off" before planting. The Landscape Architect may reject plants before or after planting.

Planting Time - No planting shall take place during extremely hot, dry, windy or freezing weather.

Planting Pit - All tree and shrub pits shall have a diameter of at least twice the diameter of the root ball. Depth shall be the same depth as the root ball, less 1", to allow the crown to sit 1" above finish grade. Planting pits for ground covers shall be 4" x 4" or adequate to accept material from flats without crushing or deforming the root ball.

Planting - Plants shall be placed and held during backfill in an upright position in the center of the pit. The earth ball shall be kept intact. Any exposed roots shall be spread. Injured roots shall be pruned. Circled roots shall be uncoiled.

Backfill - Plant pit backfilling soil shall consist of 1 part Nitrohumus/2 parts native soil. Materials shall be thoroughly mixed before placement. In addition to backfill commercial fertilizer, 20-10-5 Agriform 21 gram tablets shall be added to plant pit at the following rates:

1 Tablet per 1 gallon plant
3 Tablets per 3 gallon plant
5 Tablets per 15 gallon plant
1 tablet per 1/2" caliper tree trunk for specimen plants larger than 15 gallon

Groundcover plant pits shall receive Best 16-6-8 fertilizer or equal, thoroughly mixed into the soil.

Staking - Stakes shall be 2" lodgepole pine stakes. Stakes shall be driven to sufficient depth to hold tree rigid. Tree shall be supported by at least two rubber ties.

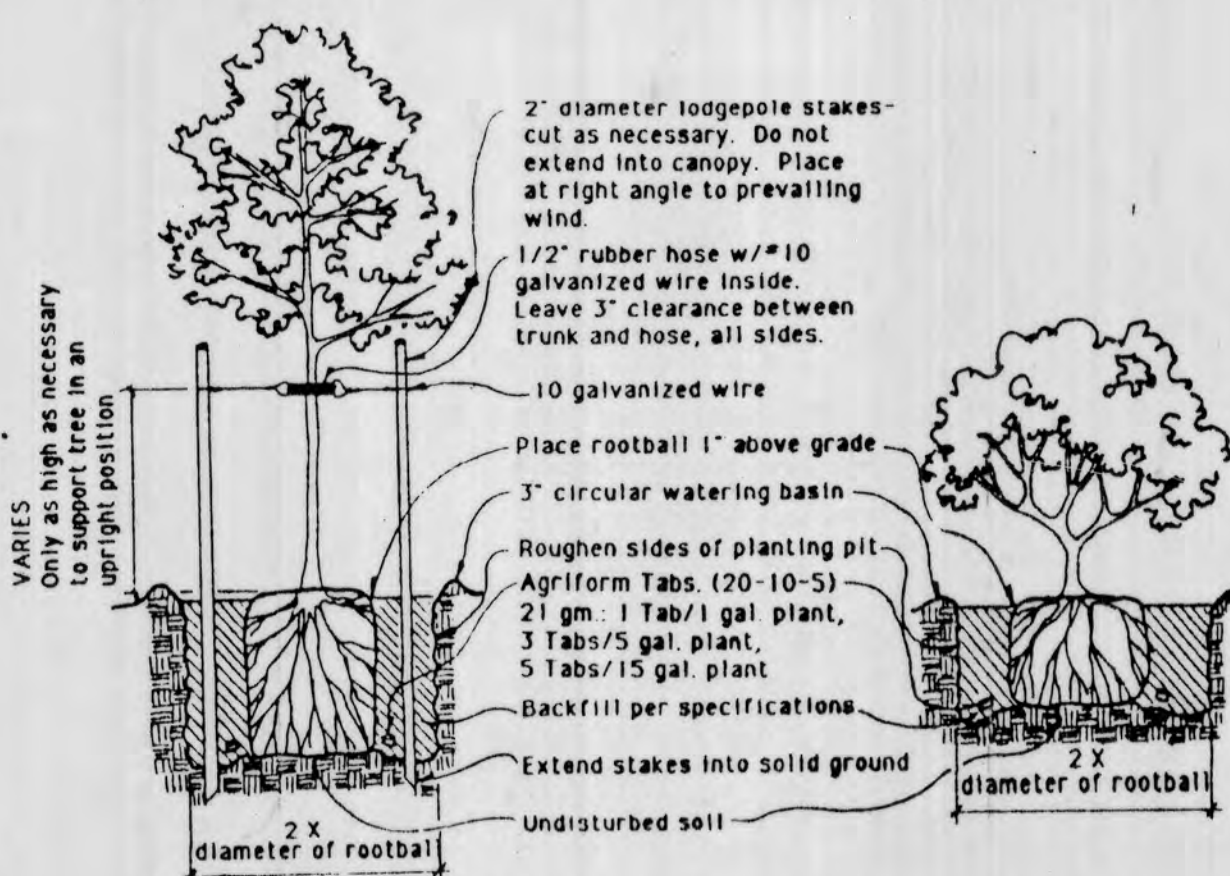
Ground Cover Area - Plant at spacings and in areas indicated on the drawings. Soil shall be firmly pressed around each plant and the excess soil removed from the crown. Each section of ground cover shall be immediately watered upon completion of planting.

C. Maintenance Period
The Contractor shall maintain all newly installed plantings for a period of 90 days after the date of completion of all work. Maintenance shall consist of all weeding, mowing, pruning and general upkeep as necessary to maintain a neat and attractive landscape at all times.

NOTES

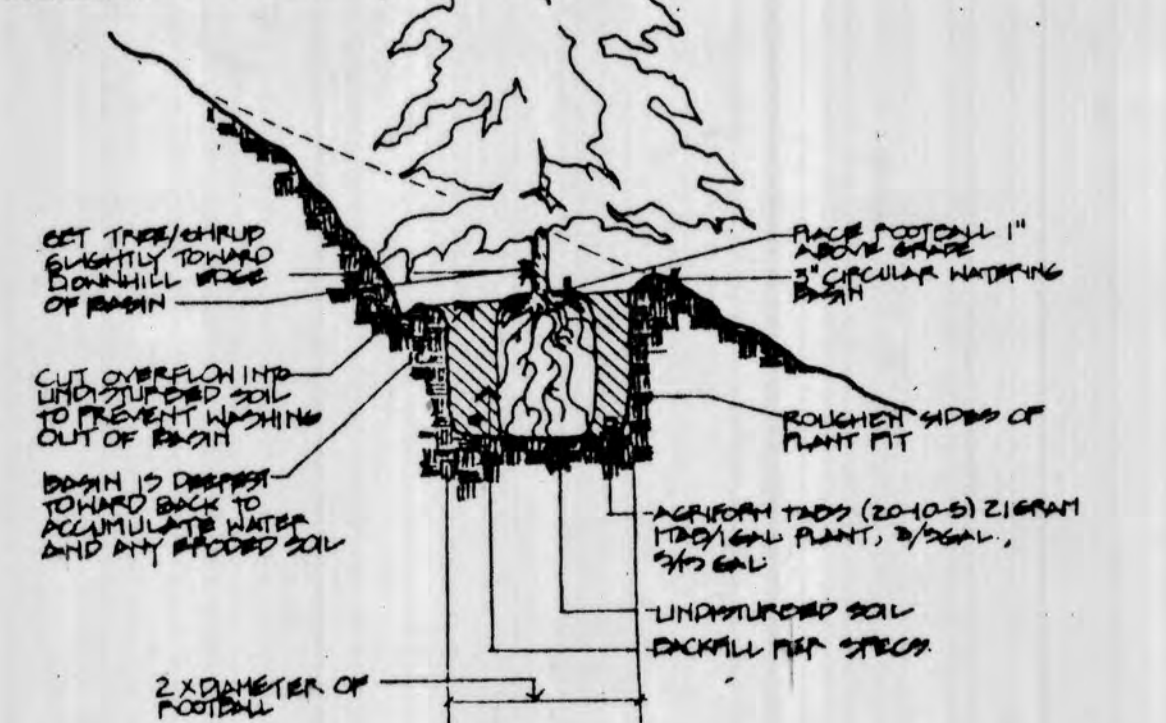
PLANTING:

- Contractor shall verify plant quantities and provide adequate ground cover in areas so indicated on the plan.
- Contractor shall place 2" bark mulch in all planted areas except those areas which receive hydroseeding or flat grown groundcover.



PLANTING DETAIL FOR SHRUBS AND DECIDUOUS TREES

- REVISION 6/15/96
- 60 Cistus Hybridus added to existing planter bed
 - 40 Arctostaphylos added to existing planter bed
 - Spaced irrigation changed to drip system throughout



TREE/SHRUB PLANTING ON SLOPE

PLANTING PLAN

IRRIGATION:

- The plan is diagrammatic. All pipes and valves are to be located in the same trench and in planter areas wherever possible.
- Contractor shall verify point of connection prior to construction.
- This system is designed to operate at 30 p.s.i. and 15 g.p.m. maximum per valve.
- Install backflow preventer as per manufacturer's specifications and all applicable state and local laws, codes, and regulations. Insulate and protect from freezing.
- All existing trees shall be fenced at the dripline with safety fencing prior to any construction.
- No trenching or digging shall occur within 6' of the trunks of existing trees. No stockpiling of equipment or supplies shall occur within the driplines of existing trees.
- Paving contractor shall install PVC sleeves for irrigation pipe and wire wherever irrigation passes under areas to be paved.
- Avoid spraying irrigation water onto trunks of existing trees. Adjust arcs as necessary.

SPECIFICATIONS FOR HAND SEEDING EROSION CONTROL

TIME OF SEEDING - Seeding shall occur during late October or November for the Foothills, and during Mid March through April for Spring seeding, dependent on snowmelt. Spring seeding is the most ideal time for this seed type. No seeding shall take place during extremely hot, dry, windy or freezing weather.

SEEDING METHOD - Hand broadcast seed, using proper and uniform applications. Then lightly rake or chain hand broadcast seed so that it is covered with a shallow layer of soil at a depth of 1/4 to 3/4 inch. Do not cover seed with more than 3/4 inch soil. Raking shall begin immediately following seeding.

FERTILIZING - (15-20-0) shall be applied at a rate of 300 lbs./acre. Fertilizer shall be clean, free-flowing and evenly broadcast over the seeded area. Fertilizer shall be incorporated into the soil to a depth of approximately 1/4 to 1/2 inch. This shall be accomplished by hand raking. Seeded and fertilized areas shall not be left uncovered more than 24 hours.

SEED: O'Connor's strawberry clover (unencased)* or NEW ZEALAND COVER
SEEDING RATE: Apply seed at the rate of 8 lbs./acre.

*Legumes shall be inoculated with appropriate bacteria at accepted rates at time of seeding.

MULCH: Apply clean straw mulch at a rate of 4000 lbs. per acre on the steeper slopes (2:1), and at a rate of 2000 lbs. per acre on the more level portion of the seeded area.

PLANTING SCHEDULE

* KEY	BOTANICAL NAME/COMMON NAME	SIZE	QTY.
c ACE. EMB.	ACER RUBRUM 'EMBER'S RED'® Ember's Red Red Maple (bare root)	1 1/2-2" caliper	6
c ACE. OCT.	ACER RUBRUM 'OCTOBER GLORY'® October Glory Red Maple (bare root)	1 1/2-2" caliper	9
s CEA DAR.	CEANOTHUS 'DARK STAR'® Dark Star Ceanothus	5 GAL.	20
u CER. OCC.	CERCIS OCCIDENTALIS Western Redbud	5 GAL.	15
s CIS. HYB.	CISTUS HYBRIDUS White Rockrose	1 GAL.	35
u COR. FLO.	CORNUS FLORIDA 'CHEROKEE CHIEF'® Cherokee Chief Flowering Dogwood (bare root)	3-4 FT. tall	13

a-annual
c-canopy tree
g-groundcover
p-perennial

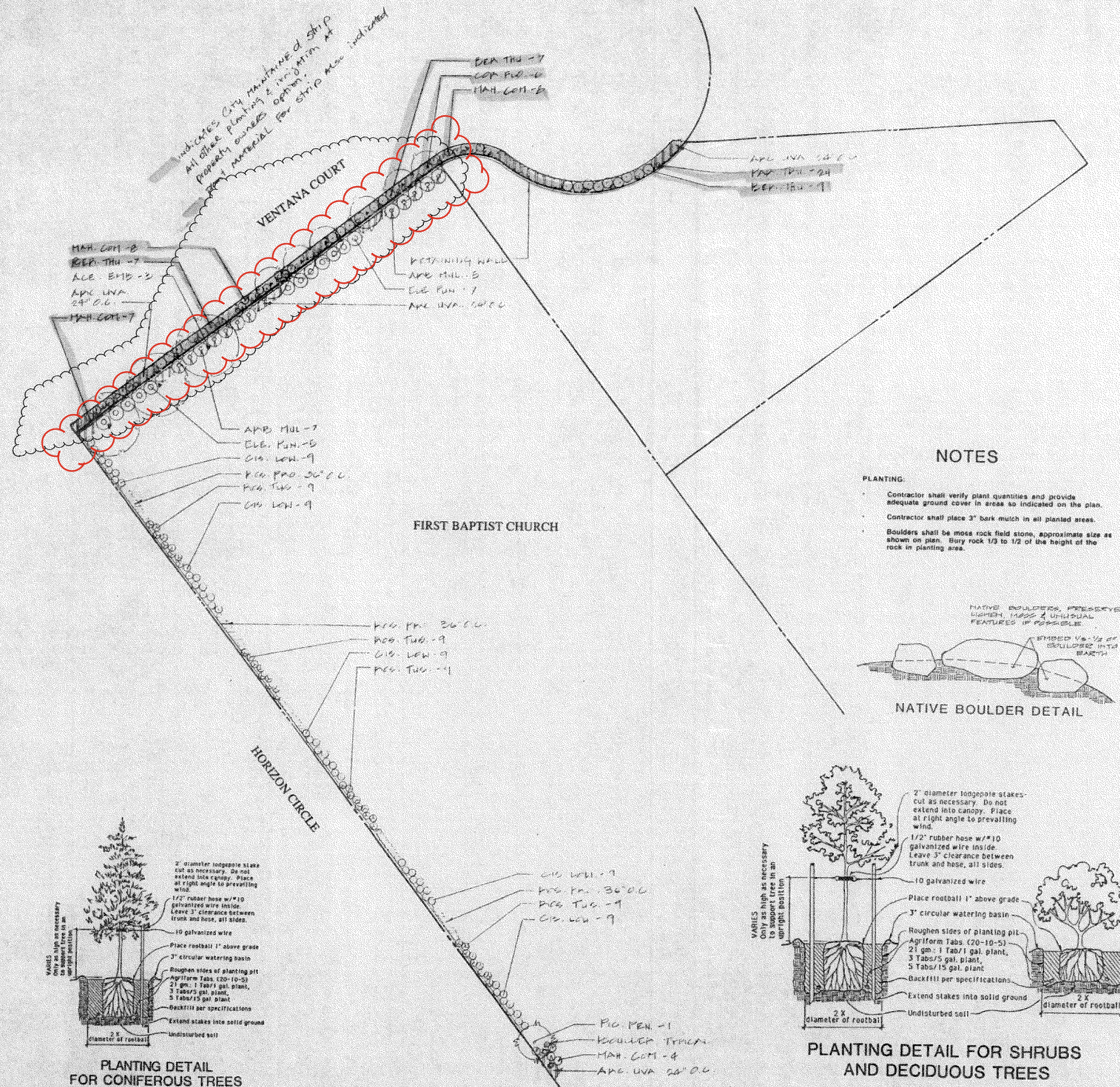
s-shrub
u-understory tree
w-wetland plant
v-vine

EROSION CONTROL SEED - SEE SPECIFICATIONS 6/19/96

6/15/96 CISTUS HYBRIDUS 1 GAL 60

6/15/96 ARCTOSTAPHYLOS-UNV-UNV 1 GAL 40





PLANTING SCHEDULE

KEY	BOTANICAL NAME/COMMON NAME	SIZE	QTY.
c ACE. EMB.	ACER RUBRUM 'RED EMBERS'	15 GAL.	3
u ARB. MUL.	ARBUTUS UNEDO 'MULTI'	5 GAL.	12
g ARC. UVA.	ARCTOSTAPHYLOS UVA-URSI	1 GAL. 24" O.C.	
s BER. THU.	BERBERIS THUNBERGHII 'ATROPURPUREA'	5 GAL.	23
s CIS. LOW.	CISTUS SKANBERGIANA 'LOW PINK'	1 GAL.	45
u COR. FLO.	CORNUS FLORIDA	5 GAL.	6
s ELE. PUN.	ELEAGNUS PUNGENS	5 GAL.	12
s MAH. COM.	MAHONIA AQUIFOLIUM 'COMPACTA'	1 GAL.	27
v PAR. TRI.	PARTHENOCISSUS TRICUSPIDATA	1 GAL.	24
c PIC. PEN.	PICEA ABIES 'PENDULA'	B & B	1
g ROS. PRO.	ROSAMRINUS OFFICINALIS PROSTRATA	1 GAL. 36" O.C.	
s ROS. TUS.	ROSMARINUS 'TUSCAN BLUE'	1 GAL.	36

GENERAL LANDSCAPE SPECIFICATIONS

LANDSCAPE PLANTING

A. General Requirements

It is the Contractor's responsibility to review planting plans and to verify that all plant material is readily available in sizes indicated on plans. If there are discrepancies between the plans and availability, it should be immediately brought to the attention of the Landscape Architect prior to admittance of bids.

Material to be used shall be in perfect condition. Materials shall be as specified, any deviation or substitution from the specifications and drawings must first be approved by the Landscape Architect.

Replacement: Contractor shall immediately replace any and all plant material which for any reason dies or is damaged while under the Contractor's care. Replacements shall be made with plants of the kind and size to the same manner as specified for the original planting.

Utilities: Contractor shall verify locations of existing utilities prior to excavation. Contractor shall be responsible for the protection of such utilities within the construction area and shall repair any damage to these utilities that occurs as a result of his operations to the satisfaction of the Landscape Architect.

B. Installation

Soil Preparation: Soil areas that are compacted during site preparation should be ripped to a minimum of twelve (12) inches prior to beginning soil preparation. Planting areas shall be amended with well mixed standard 7% nitrogen stabilized. Apply at a rate of six (6) pounds per 1000 sq. ft. The soil preparation materials should be broadcast uniformly over all landscape areas and worked to a depth of six (6) inches by a rototiller or other adequate mechanical means to obtain a uniform blend with the soil.

Weed Control: Contractor shall germinate and destroy existing weed seeds before preparing areas for planting. Sufficient water shall be applied to cause weed seed to sprout. Young weeds shall then be destroyed by use of rototiller before they have the opportunity to set seed. After planting, a pre-emergent herbicide shall be applied as per manufacturer's instructions.

Finish Grading: After siting, all areas shall be brought to uniform grade by tilling or hand raking. Finish grade of planting areas after application of soil amendments shall be 1-1/2 inches below top of concrete walks and curb grades or as noted by spot elevations. Soil areas adjacent to buildings shall slope away from the buildings at 1% minimum. No rocks or clods over one (1) inch in diameter shall be on top of prepared planting bed.

Plant Materials: These shall consist of all vines, shrubs, groundcover, etc. listed on the drawings. All plants shall be healthy, shapely, well rooted, not pot-bound, free from insect pests or plant diseases, and properly "hardened off" before planting. The Landscape Architect may reject plants before or after planting.

Planting Time: No planting shall take place during extremely hot, dry, windy or freezing weather.

Planting Pit: All tree and shrub pits shall have a diameter of at least twice the diameter of the root ball. Depth shall be the same depth as the root ball, less 1", to allow the crown to sit 1" above finish grade. Planting pit for ground covers shall be 4" x 4" or adequate to accept material from plant without crowding or deforming the root ball.

Planting: Plants shall be placed and held during backfill in an upright position in the center of the pit. The earth ball shall be kept intact. Any exposed roots shall be spread. Injured roots shall be pruned. Circled roots shall be uncut.

Backfill: Plant pit backfilling shall consist of 1 part Nitrohumus/2 parts native soil. Materials shall be thoroughly mixed before placement. In addition to backfill commercial fertilizer, 10-10-5 Agriform 21 gram tablets shall be added to plant pit in the following rates:

1 Tablet per 1 gallon plant
3 Tablets per 3 gallon plant
5 Tablets per 15 gallon plant
1 tablet per 1/2" caliper vine stock for specimen plants larger than 15 gallon

Groundcover plant pits shall receive Bon 16-6-8 fertilizer or equal, thoroughly mixed into the soil.

Staking: Stakes shall be 2" longpole pine stakes. Stakes shall be driven to sufficient depth to hold wire rigid. Trees shall be supported by at least two rubber ties.

Ground Cover Areas: Plant as specified and in areas indicated on the drawings. Soil shall be timely pressed around each plant and the excess soil removed from the crown. Each section of ground cover shall be immediately weeded upon completion of planting.

C. Maintenance Period

The Contractor shall maintain all newly installed plantings for a period of 90 days after the date of completion of all work. Maintenance shall consist of all weeding, staking, pruning, and general upkeep as necessary to maintain a neat and attractive landscape at all times.

D. Guarantee

All shrubs shall be guaranteed as to growth and health for a period of ninety (90) days after final acceptance by the Owner. Trees shall be guaranteed to live and grow to acceptable upright position for six (6) months after final acceptance by the Owner. Owner must provide adequate maintenance to insure the extended guarantee on trees.

McPROUD & ASSOCIATES
LANDSCAPE ARCHITECTURE

INC. NO. 2090
(916) 265-6680 • FAX (916) 265-5157
110 BOULDER STREET, NEVADA CITY, CALIFORNIA 95959

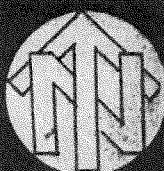
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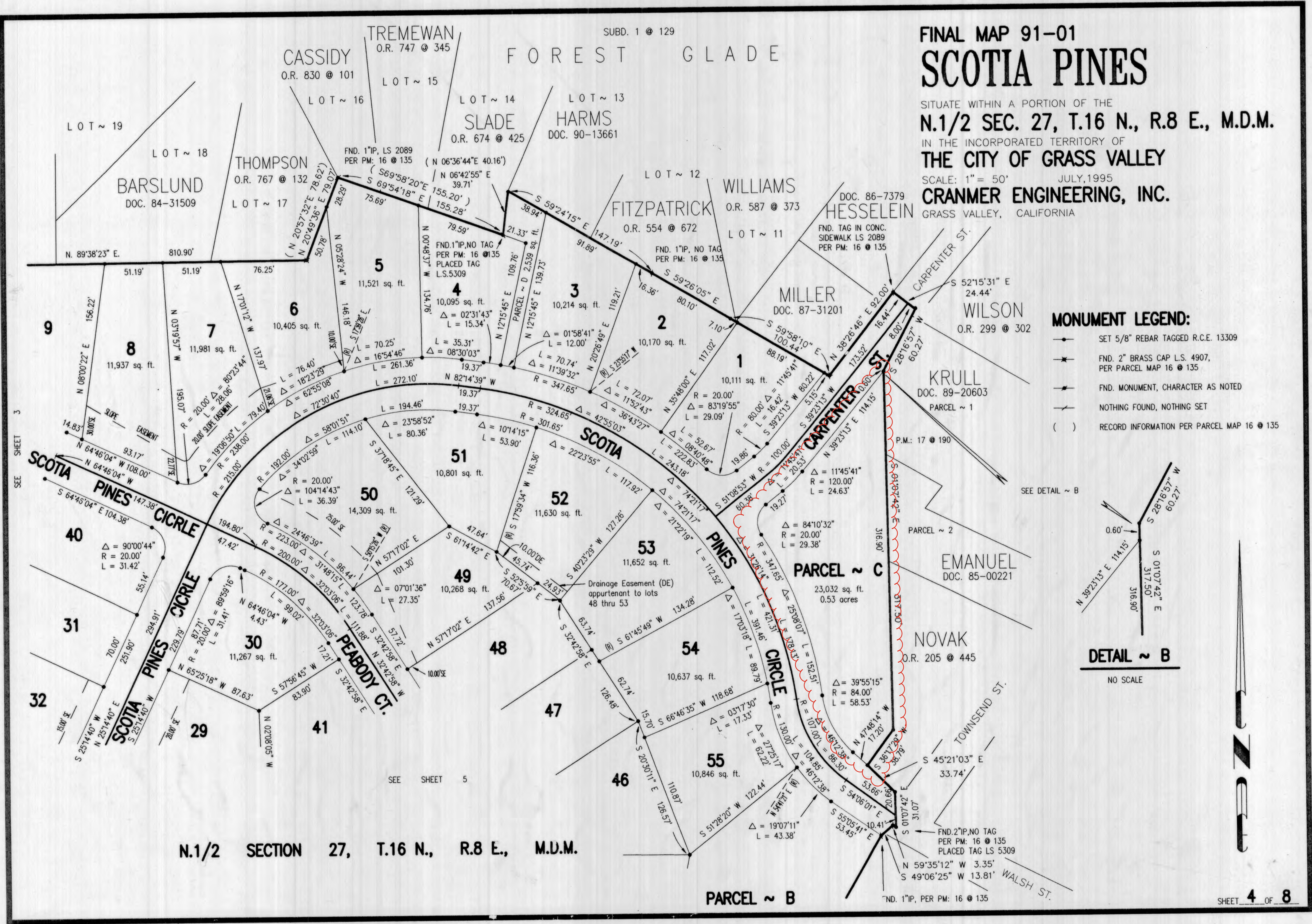
DATE 11/1/94

VENTANA SIERRA- UNIT 1
Grass Valley, CA

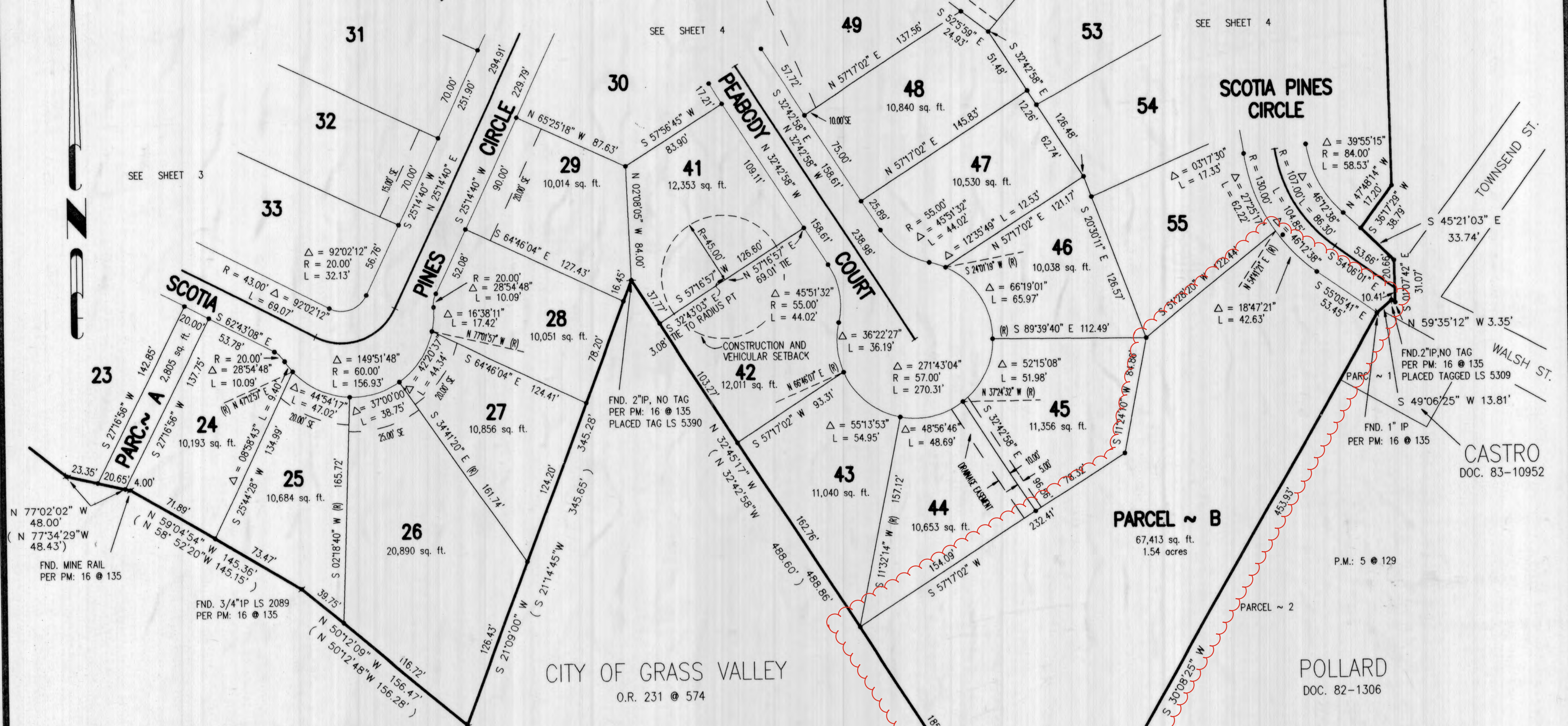
PLANTING PLAN

SHEET 2 OF 2





N.1/2 SECTION 27, T.16 N., R.8 E., M.D.M.



FINAL MAP 91-01 SCOTIA PINES

SITUATE WITHIN A PORTION OF THE
N.1/2 SEC. 27, T.16 N., R.8 E., M.D.M.

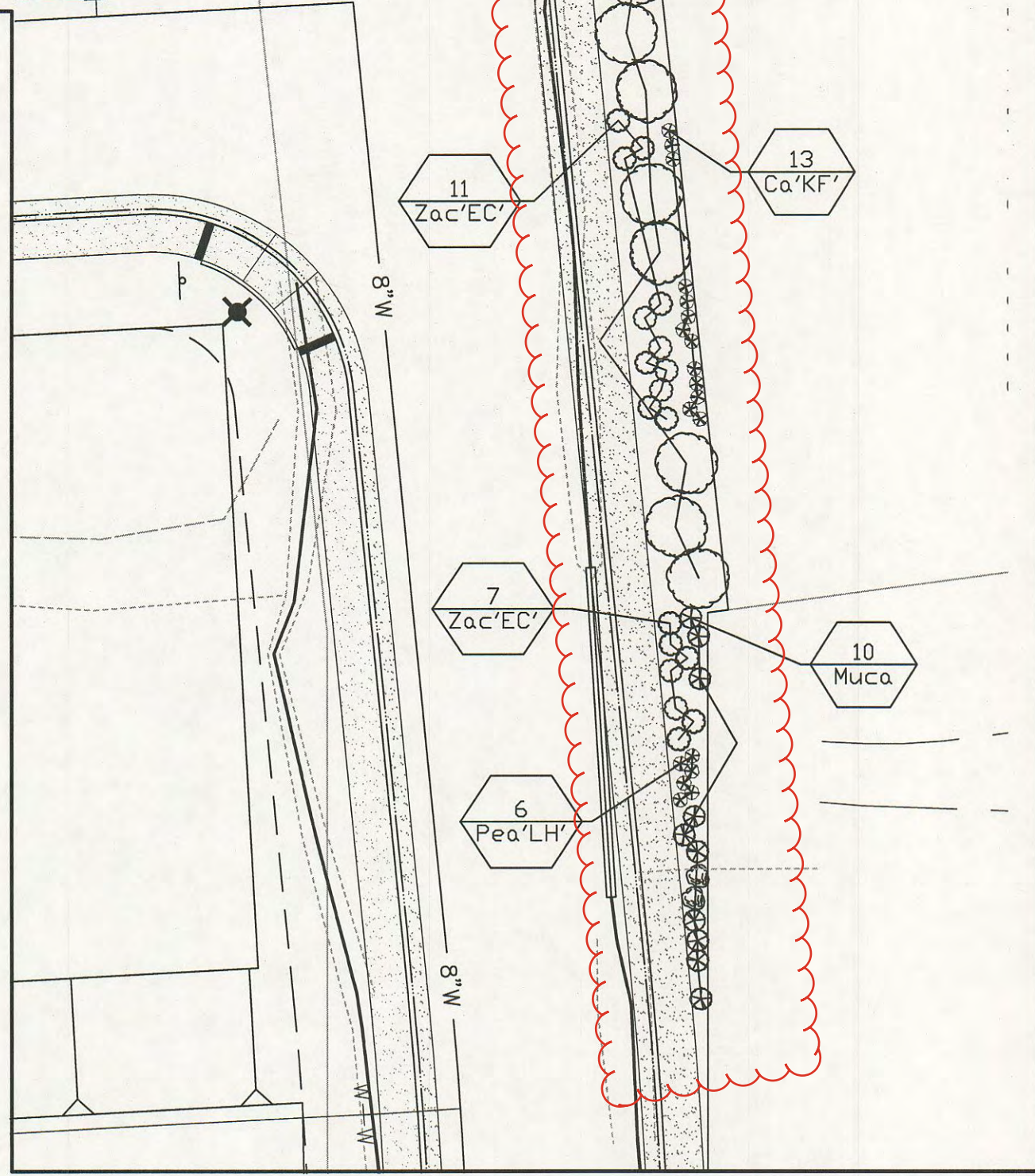
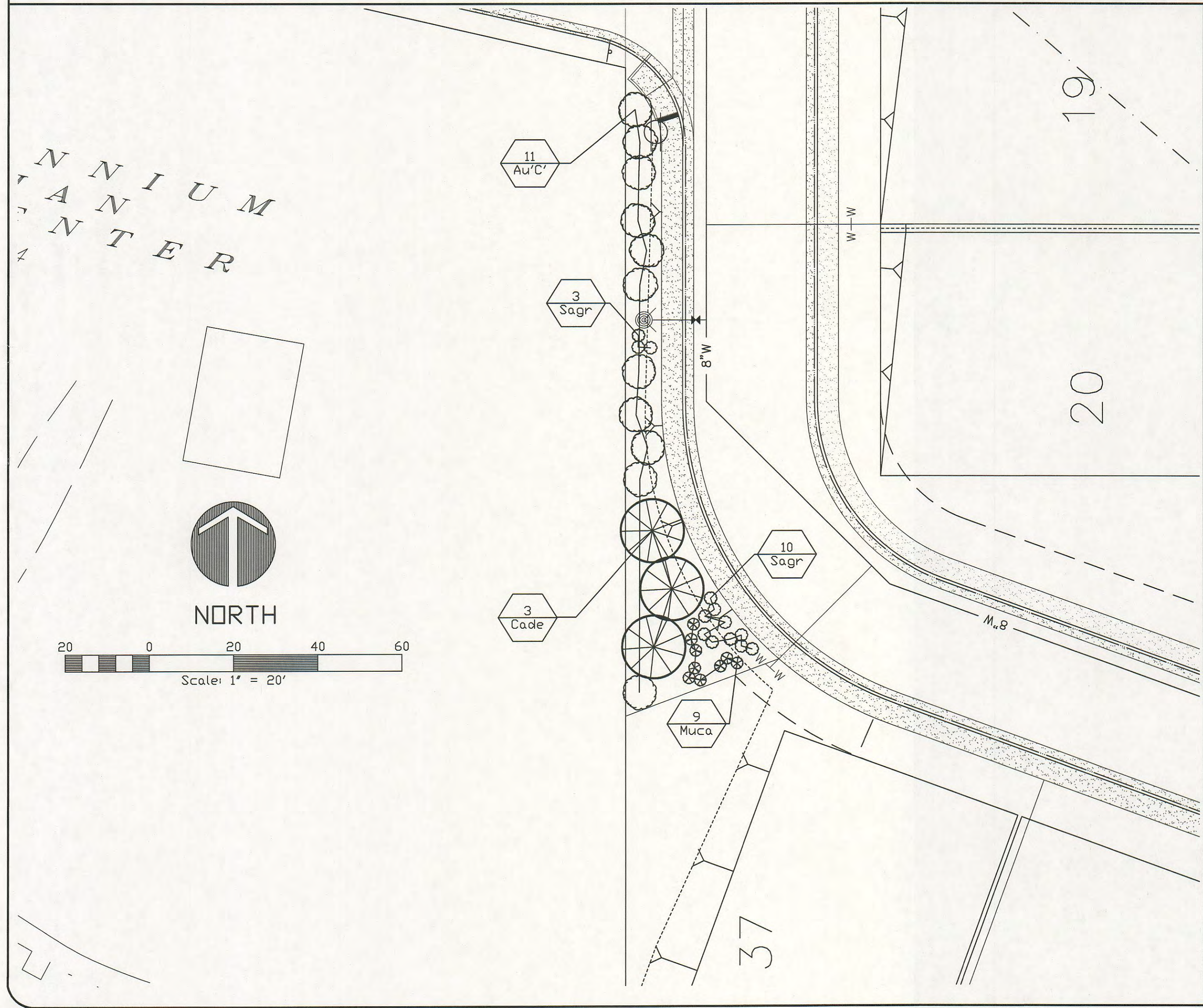
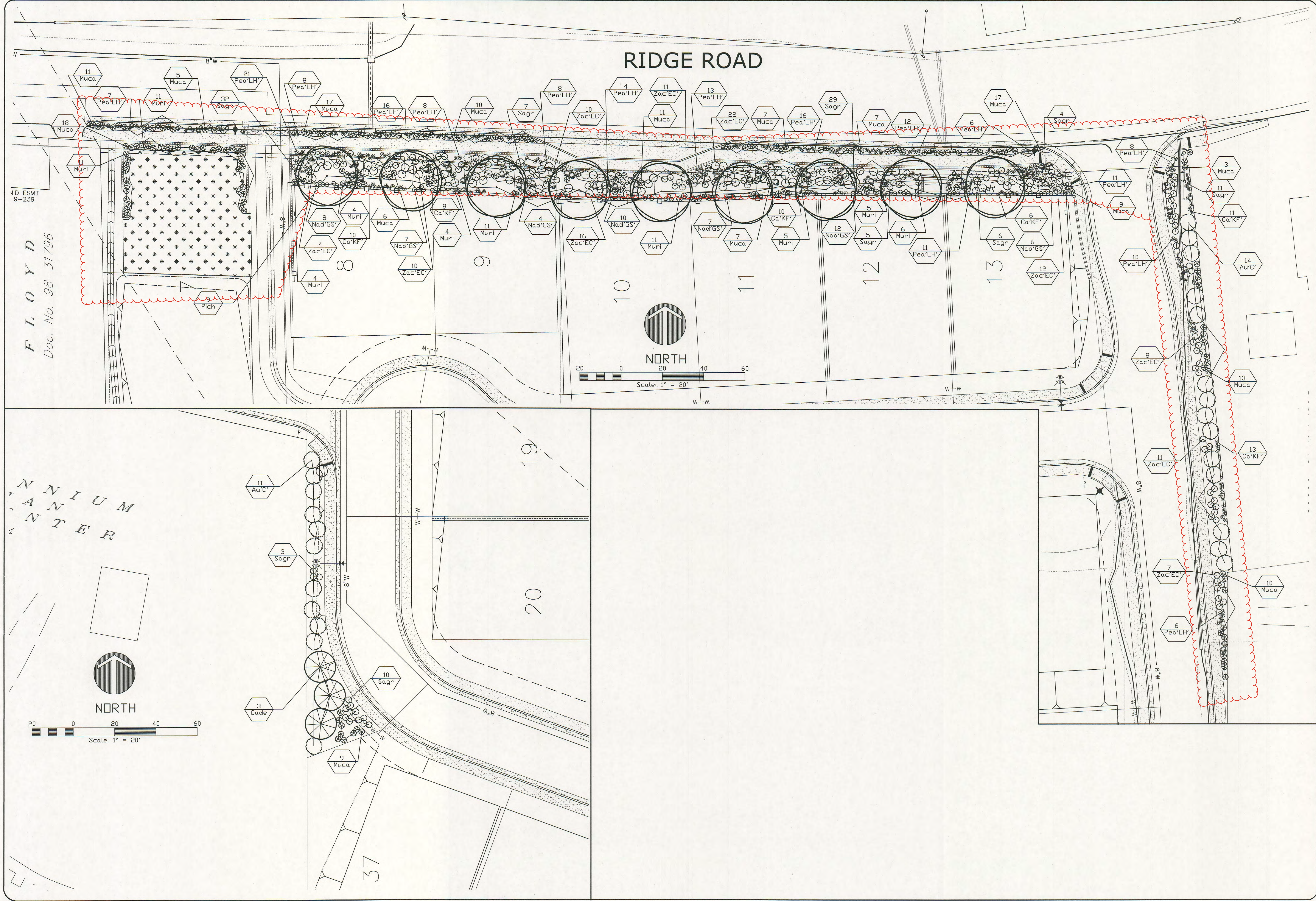
IN THE INCORPORATED TERRITORY OF
THE CITY OF GRASS VALLEY

SCALE: 1" = 50' JULY, 1995
CRAMER ENGINEERING, INC.
GRASS VALLEY, CALIFORNIA

MONUMENT LEGEND:

- SET 5/8" REBAR TAGGED R.C.E. 13309
- FND. 2" BRASS CAP L.S. 4907, PER PARCEL MAP 16 @ 135
- FND. MONUMENT, CHARACTER AS NOTED
- NOTHING FOUND, NOTHING SET
- () RECORD INFORMATION PER PARCEL MAP 16 @ 135

GRASS VALLEY INV. GROUP
DOC. 85-6076



KLAUSEN, INC.
K. CLAUSEN L.L.C. #4169
LANDSCAPE ARCHITECT

P.O. Box 8095
Auburn, CA 95604
(530) 885-8196 C. (916) 531-7880
klausen@klausenlandscapearchitect.com

LANDSCAPE ARCHITECT
K. CLAUSEN
No. 4169
State of California

PLANTING PLAN
RIDGE MEADOWS
RIDGE DR. * GRASS VALLEY, CA

Revisions:

Scale: AS SHOWN
Date: 03-01-2016
Job #: Ridge Meadows

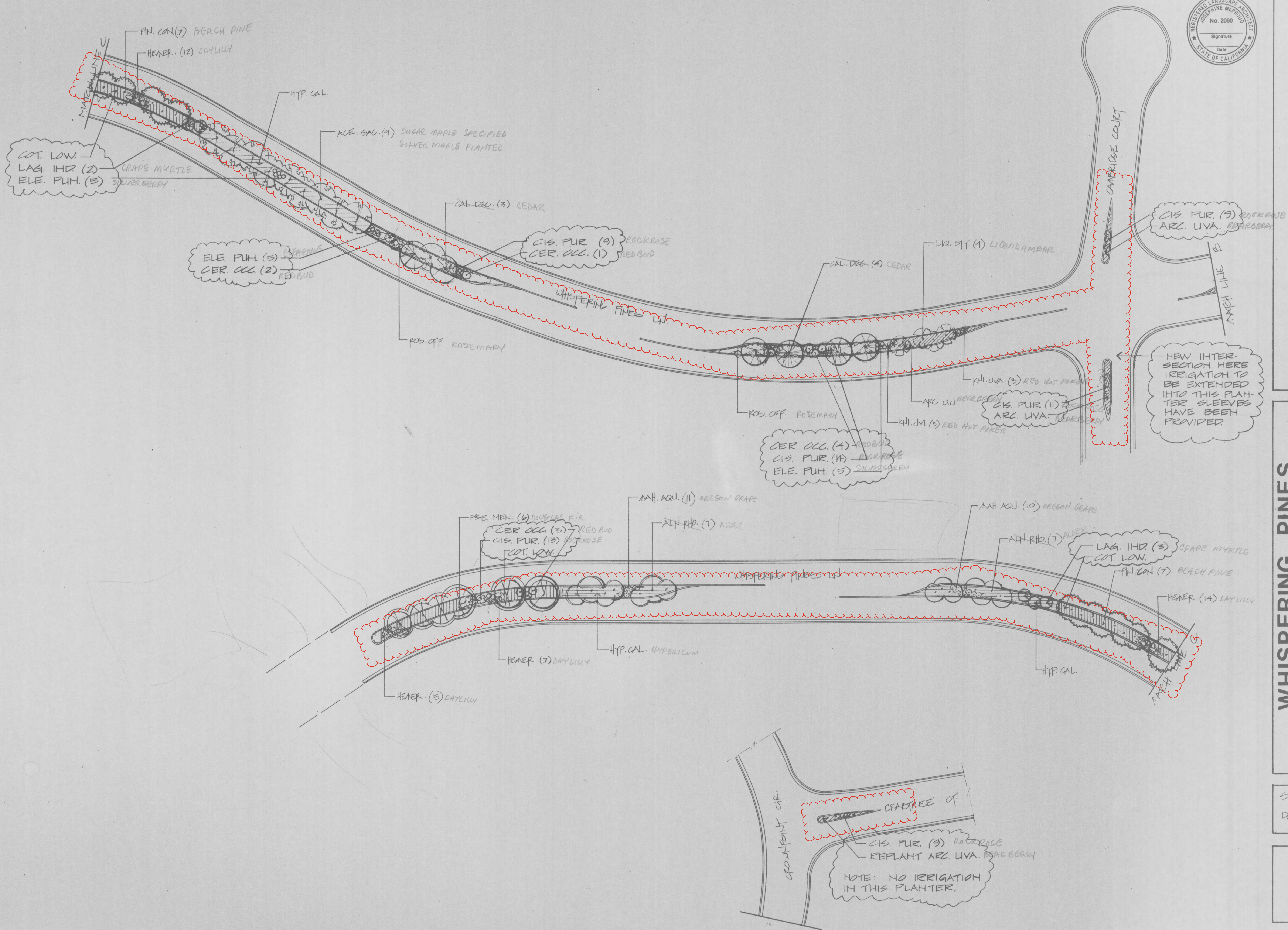
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(916) 265-6680

PLAYING PLAZA

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Whispering Pines



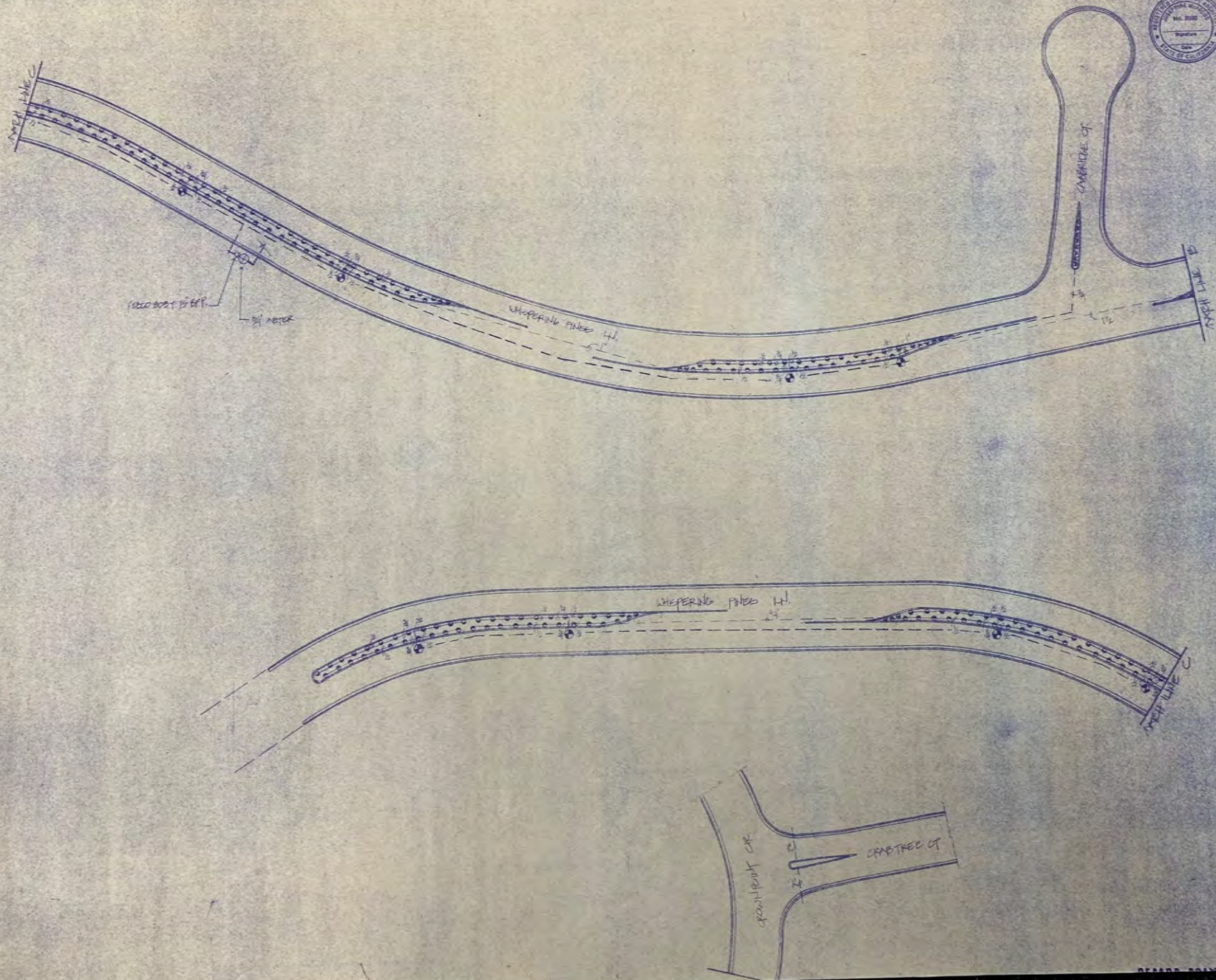
Josephine McProud
landscape architect
(916) 265-6680 P.O. BOX 1494 - NEVADA CITY

WHISPERING PINES
CORPORATE COMMUNITY
GRASS VALLEY, CALIFORNIA

PLANTING PLAN B

SCALE: 1" = 40'-0"
DATE: 10/13/87

L-2



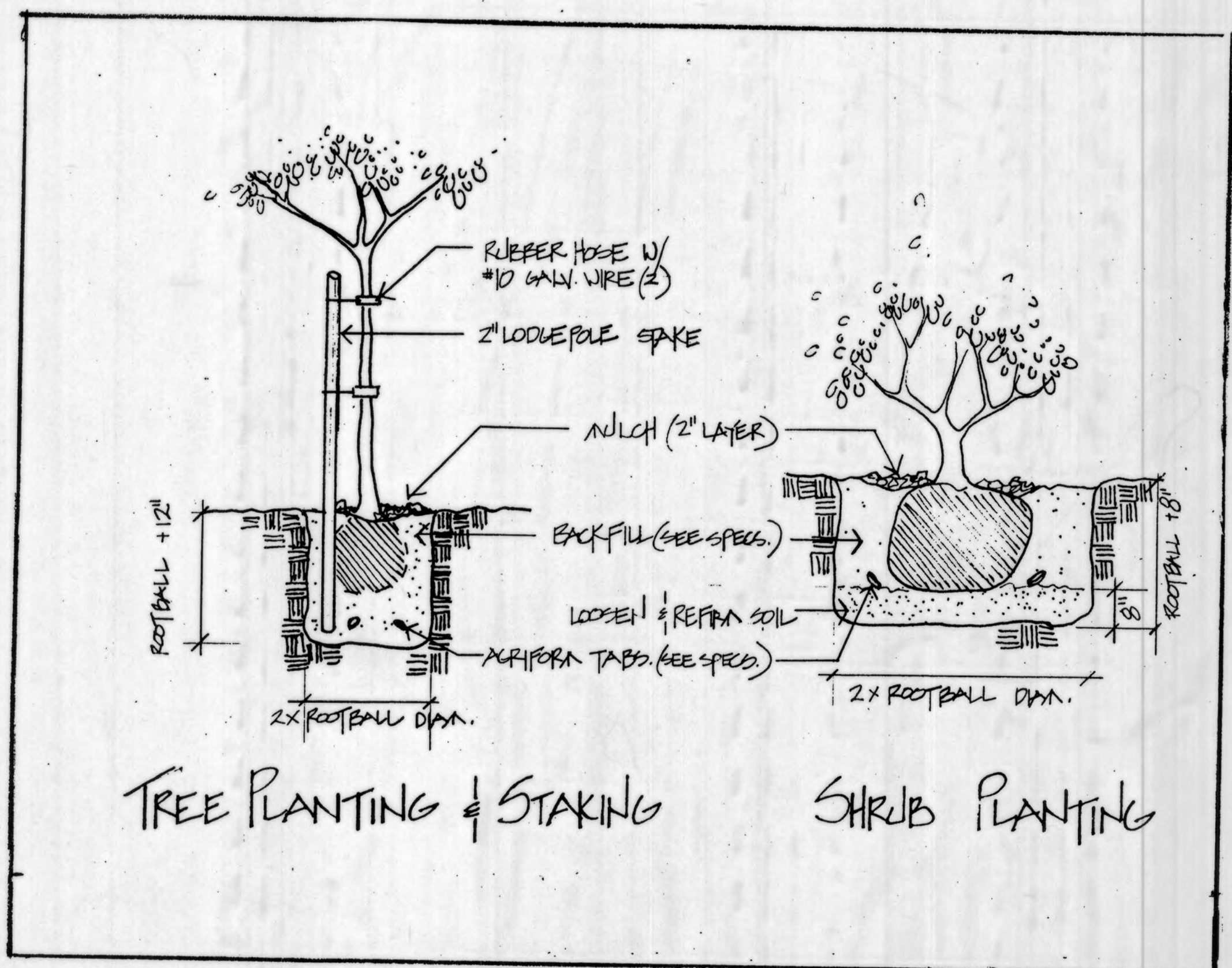
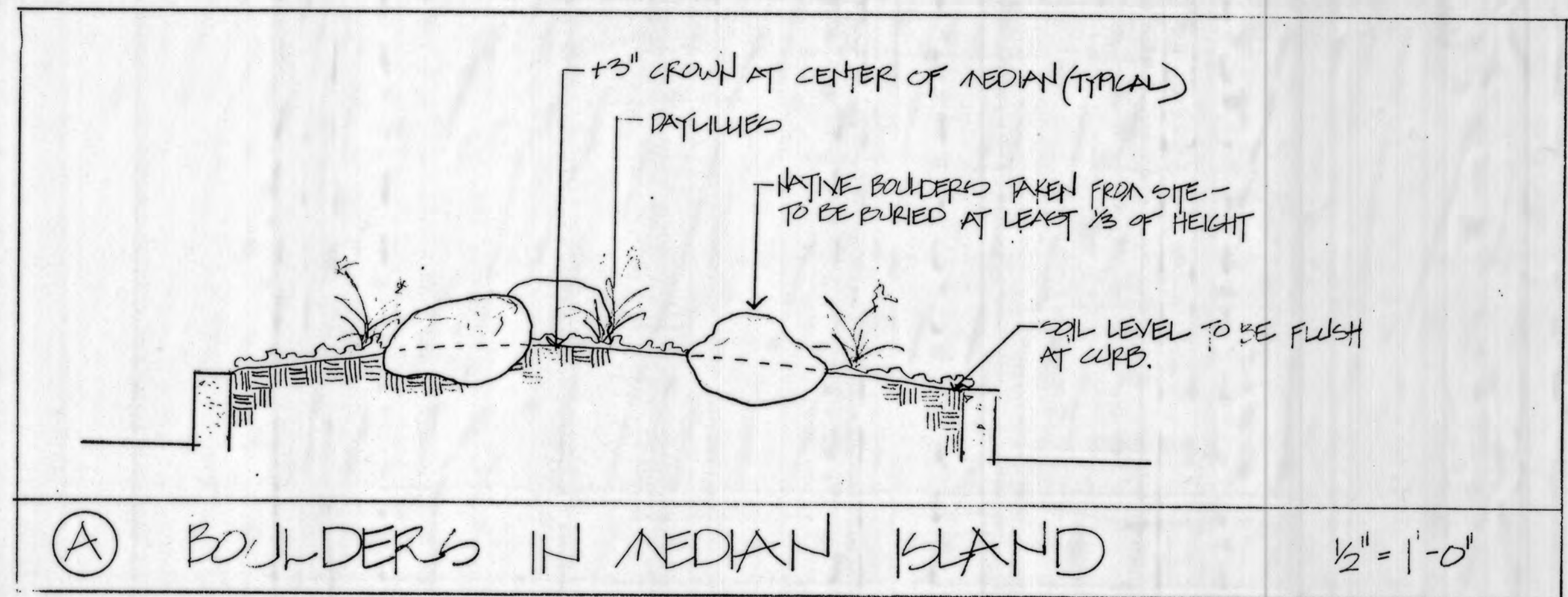
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WHISPERING PINES
CORPORATE COMMUNITY
GRASS VALLEY, CALIFORNIA

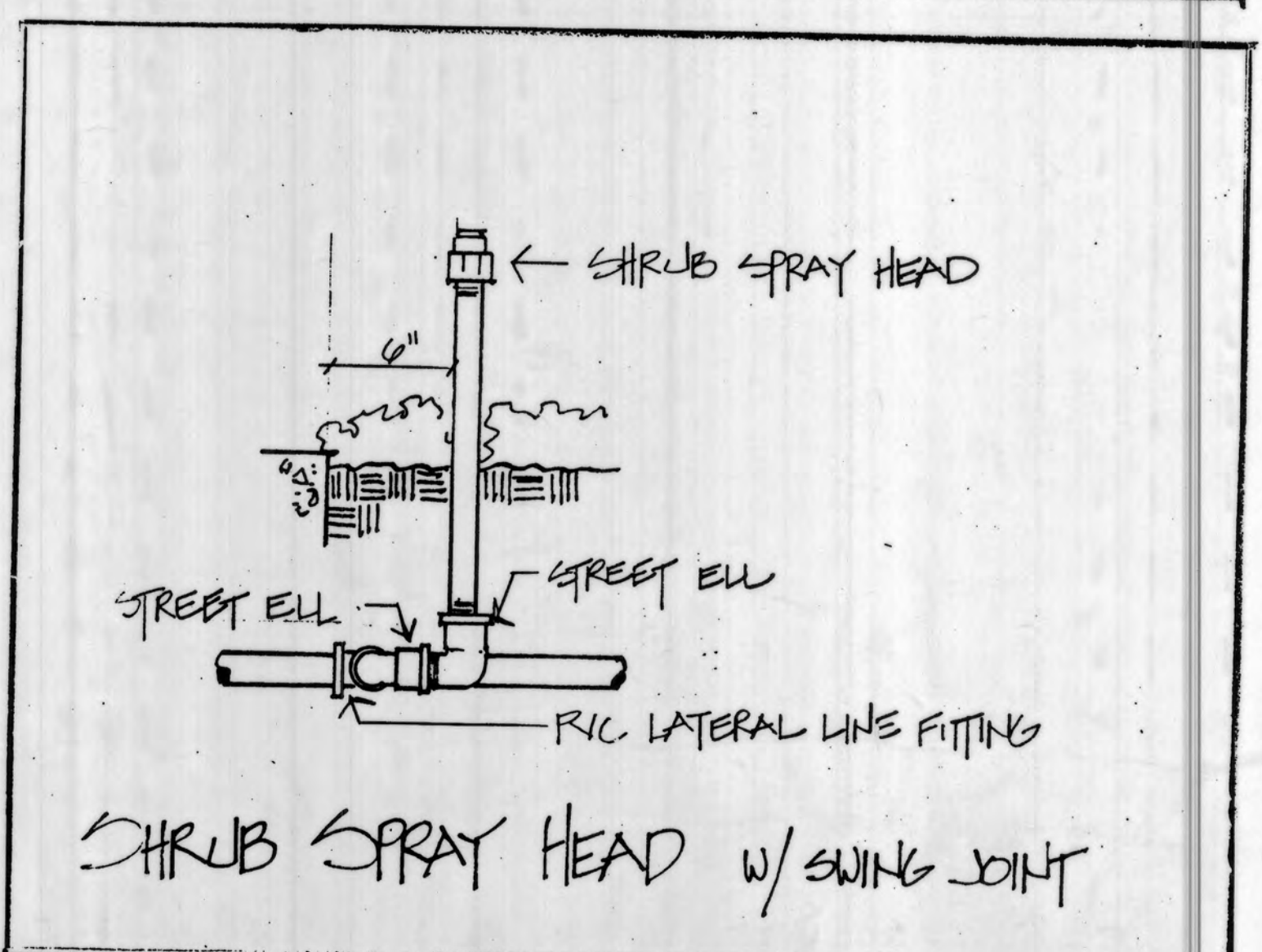
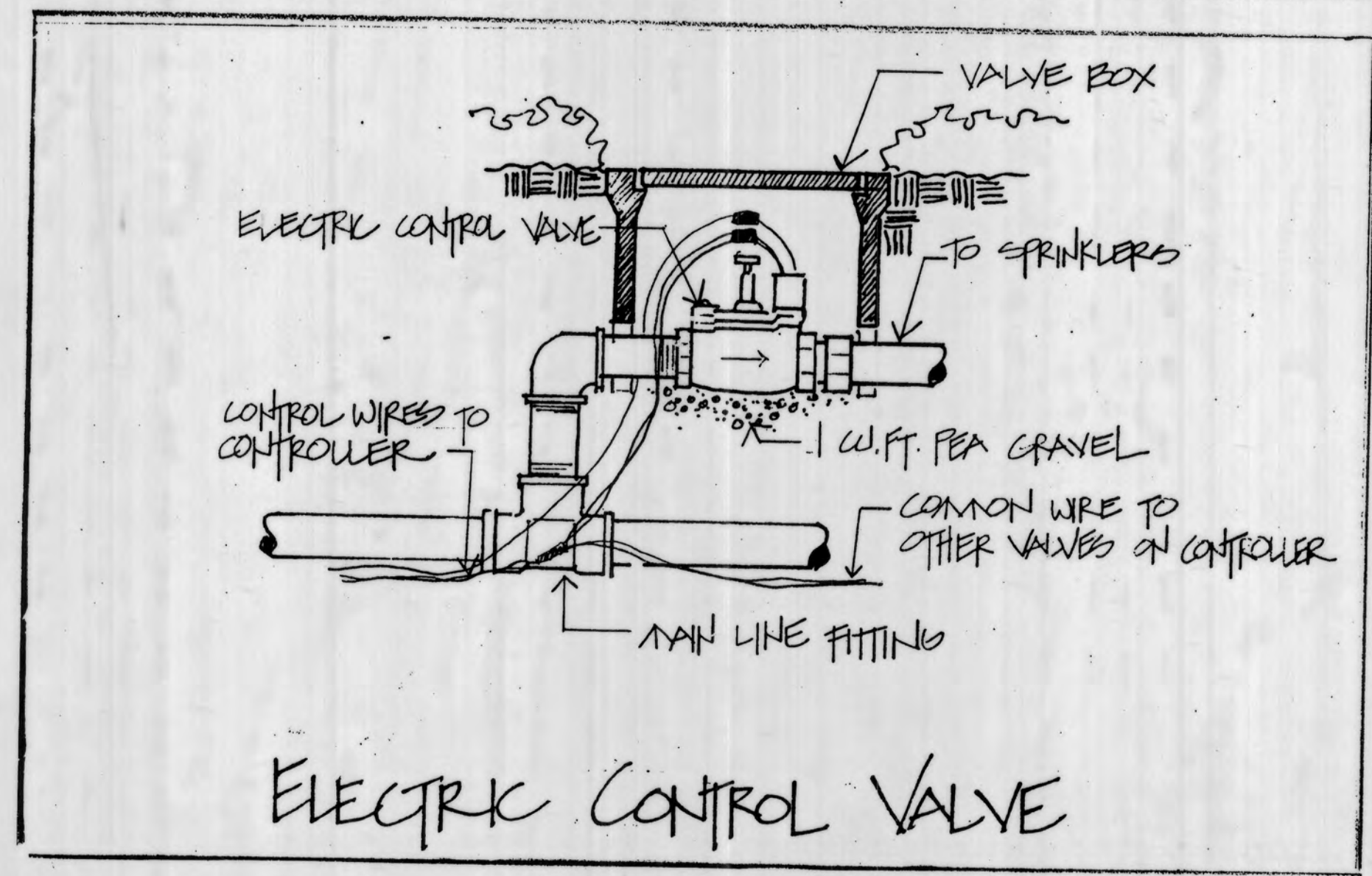
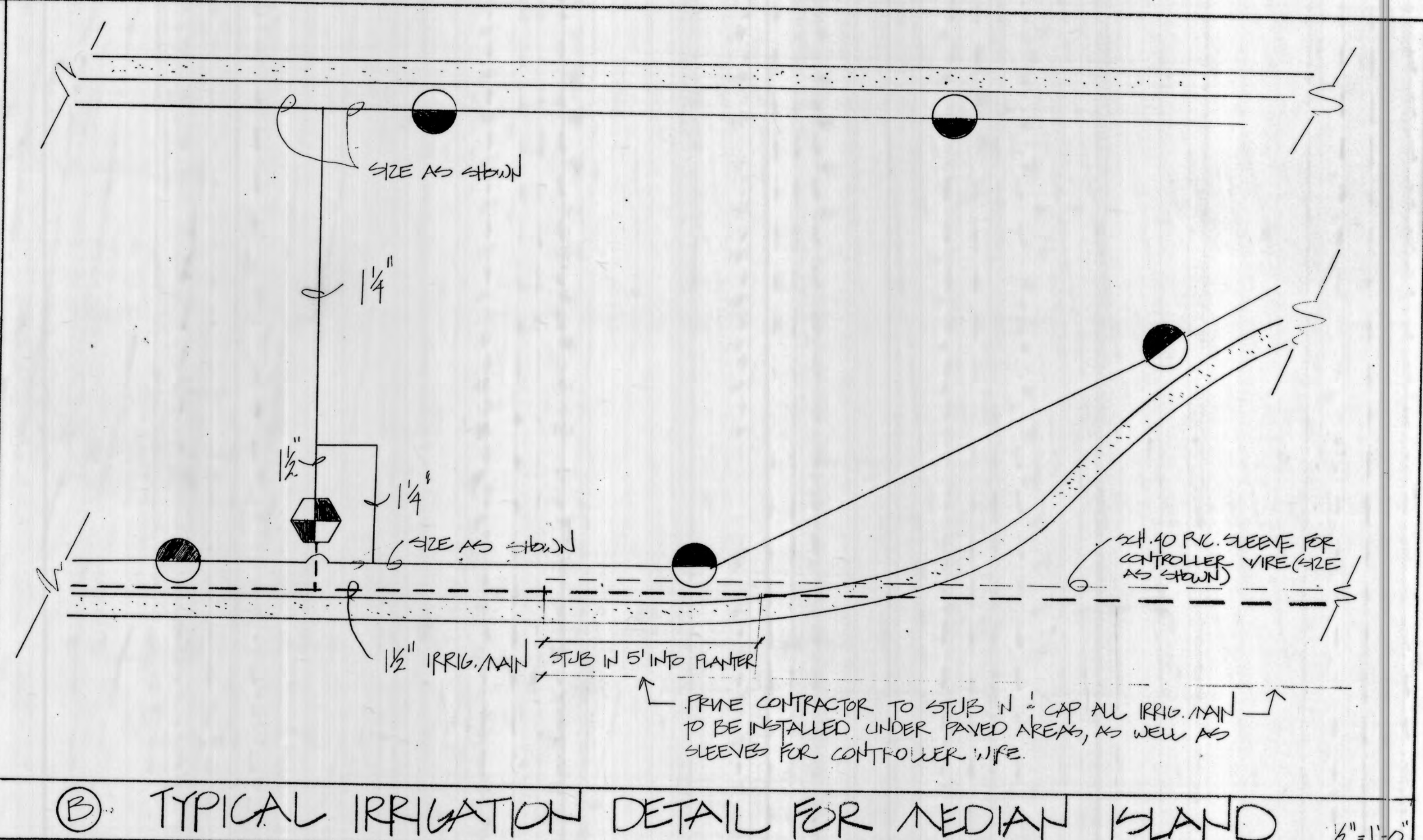
IRRIGATION PLAN (B)

PLANTING LEGEND				
KEY	BOTANIC NAME	COMMON NAME	QTY.	SIZE
TREES				
ACE. SAC.	ACER. SACCHARIN	SUGAR MAPLE	9	15 GAL. OR COMP. B.R.
ALH. RHO.	ALNUS RHOMBIFOLIA	CALIFORNIA ALDER	<18	<15 GAL.
CAL. DEC.	CALOCEDRUS DECURRENS	INCENSE CEDAR	20	6" B&B
LIQ. STY.	LIQUIDAMBAR STYRACIFLUA	SWEET GUM	18	15 GAL.
FIN. CON.	FINUS CONFORTA	PINE	15	6" B&B
SHRUBS				
ARB. UNE.	ARBUTUS UNEDO	STRAWBERRY TREE	13	15 GAL.
GRE. NOE.	GREVILLEA NOELLII	HUMMINGBIRD BUSH	215	1 GAL.
HEMER.	HEMEROCALLIS	DAYLILY	124	1 GAL.
KN. OVA.	KNIPHOFIA OVARIA	RED HOT POKER	55	1 GAL.
MAH. AQ.	MAHONIA AQUAFOLIA	OREGON GRAPE	36	5 GAL.
RH. TIP.	RHUS TYPHINA	SOUTHERN SMOKE	19	5 GAL.
GROUND COVERS				
HYP. CAL.	HYPERICUM CALYCEINUM	ST. JOHN'S WORT	12" O.C. FROM FLATS	
ROS. OFF.	ROSMARINUS OFFICINALIS	CREEPING ROSEMARY	18" O.C. FROM FLATS	
VIN. MIN.	VINCA MINOR	DWARF PERIWINKLE	12" O.C. FROM FLATS	
ARG. D.U.	ARCTOSTAPHYLOS UVA URSI	BEARBERRY	18" O.C. FROM FLATS OR LINERS	

NOTES: ALL TRANSPLANTED PENDEROSA PINES & INCENSE CEDAR TO BE SELECTED & PLACED BY THE LAND ARCH. ELSEWHERE ON THE SITE. TRANSPLANTING NOT TO TAKE PLACE PRIOR TO LOT 15.



IRRIGATION LEGEND			
KEY	ANTR.	MODEL #	TYPE
•	TORO	5705-12'-H	SHRUB SPRAY HEAD W/ SWING JNT ASSEMBY
⊕ ⊕ ⊕	TORO	300-10-02	STREAM ROPER HEAD
⊕	TORO	252-1 1/2"	ADP. VALVE
---	SCH 40 R/C	IRRIGATION MAIN (1 1/2")	
---	SCH 40 R/C	CONTROLLER WIRE SLEEVES (SIZE AS SHOWN)	
---	CL. 100 R/C	IRRIGATION LATERAL WIRE (SIZE AS SHOWN)	
■	IRITROL	AC-24	ADP. CONTROLLER - PEDestal MOUNT
TREES CONT.			
PSE. MEN.	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	10-14" B&B / 12-8" B&B



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WHISPERING PINES
CORPORATE COMMUNITY
GRASS VALLEY, CALIFORNIA
LEGEND & DETAILS

SCALE: 1"=40'-0"
DATE: 2-20-86 REV. 1/19/87

L-5



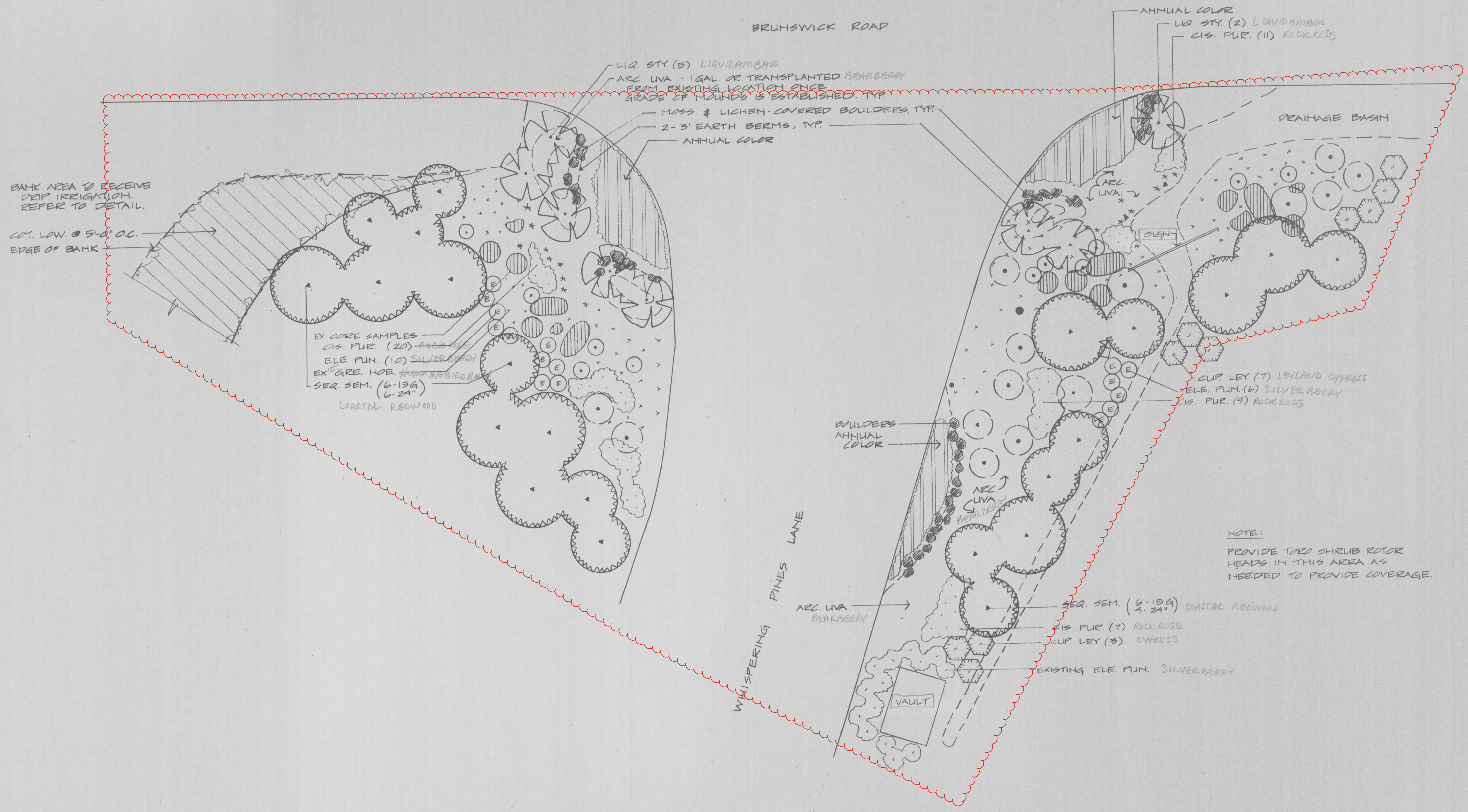
Josephine McProud
landscape architect

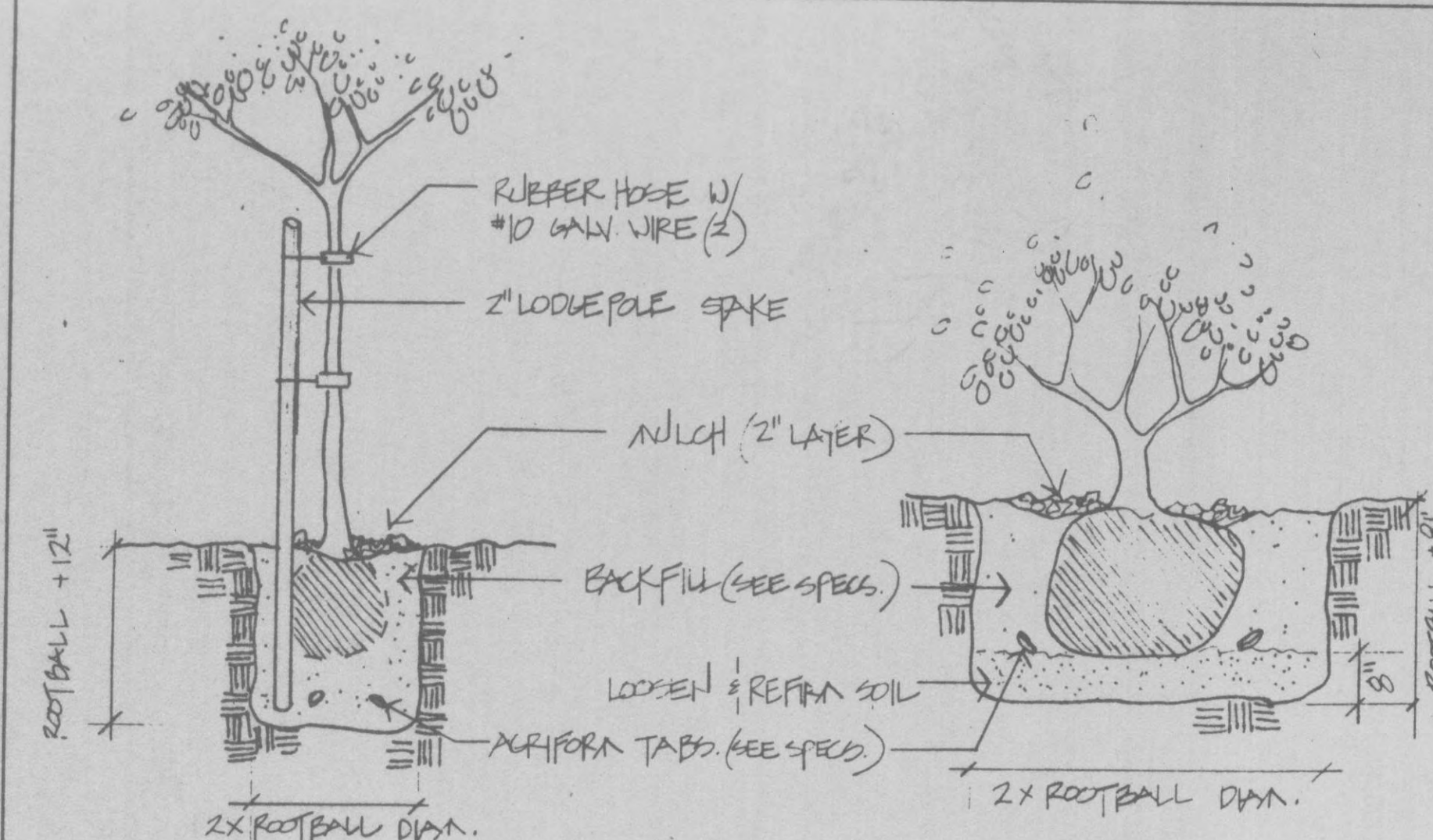
(916) 265-6680 P.O. BOX 1494 - NEVADA CITY

SCALE: 1" = 10'-0"
OCT. 13, 1987
NEVADA COUNTY
SHEET L3 OF 4

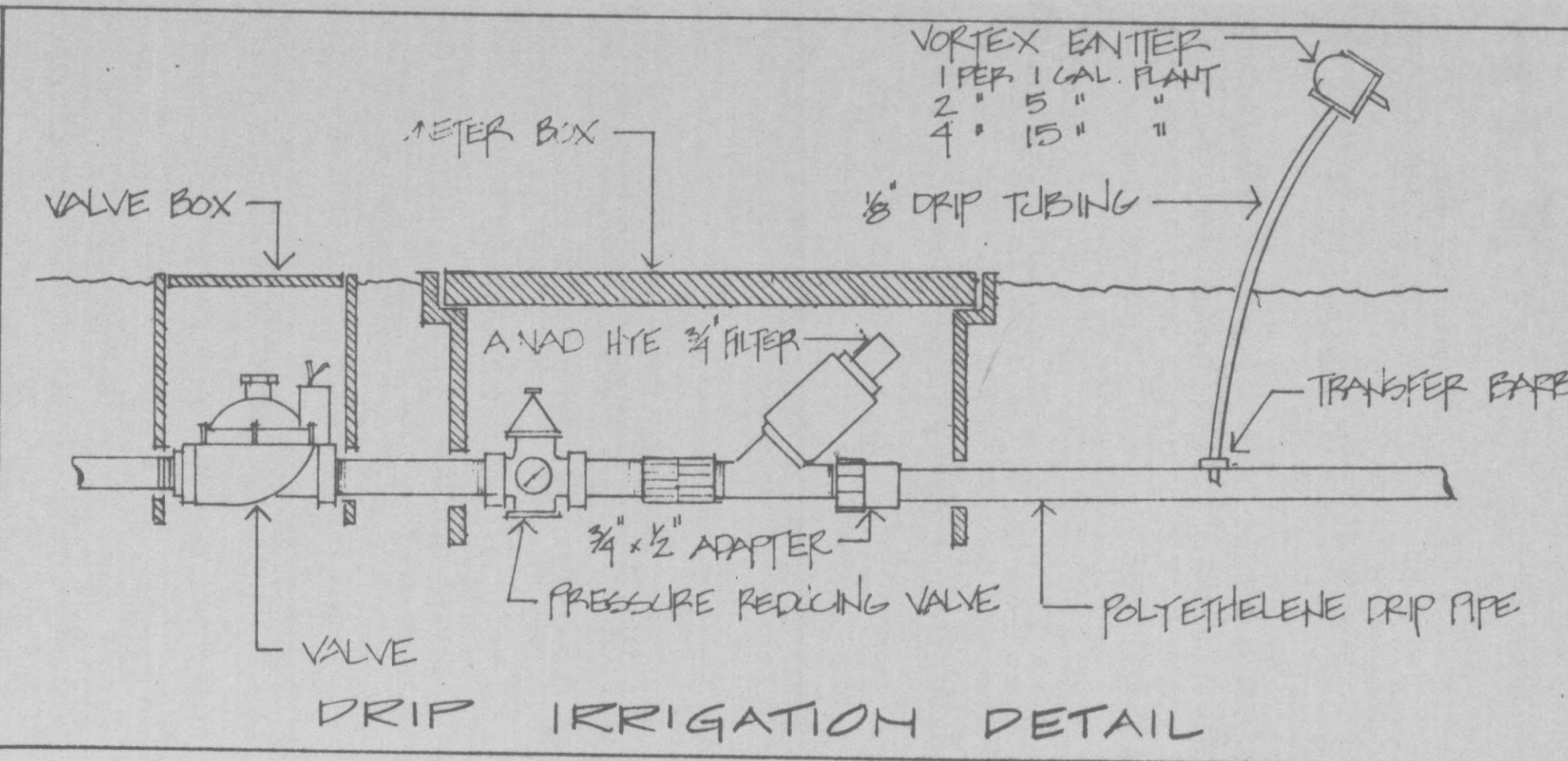
whispering pines

L-6





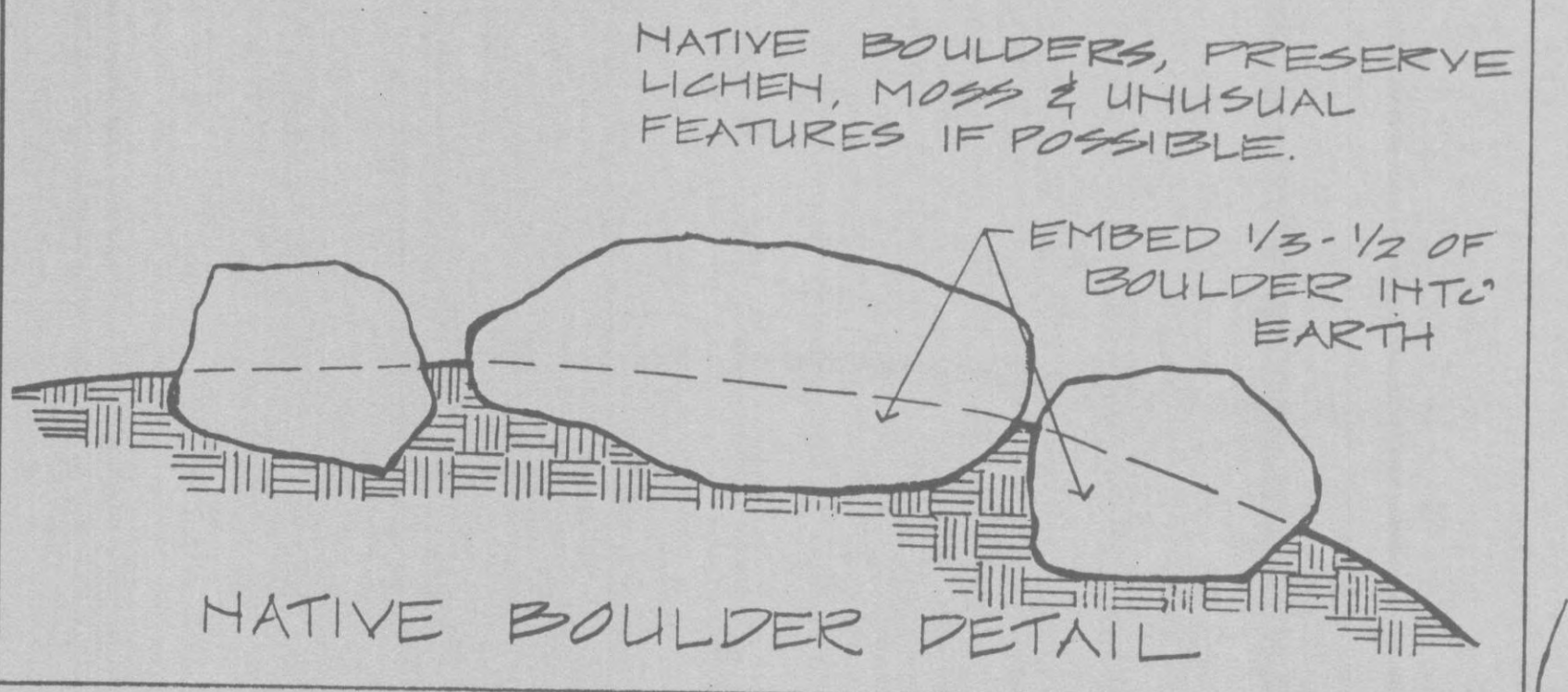
TREE PLANTING & STAKING SHRUB PLANTING



DRIP IRRIGATION DETAIL

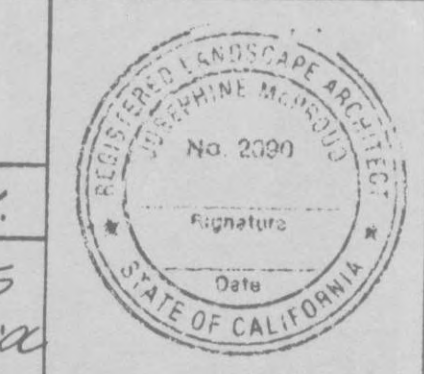
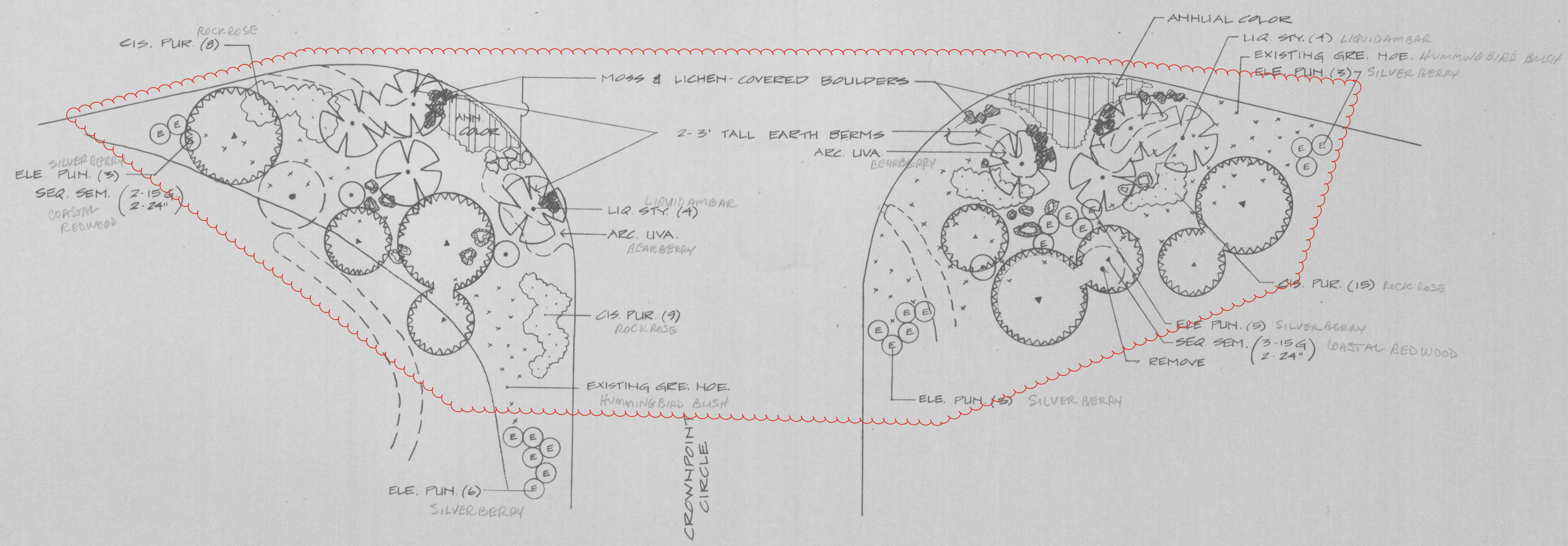
planting schedule			
KEY	BOTANICAL NAME	COMMON NAME	SIZE - QTY.
ACE. SAC.	ACER SACCHARUM	SUGAR MAPLE	24" BOX - 5
ARC. LIVA	ARCTOSTAPHYLLUS 'LIVA-LIRSI'	BEARBERRY	LINEAR 12'x2'
CEA. JUL.	CEANOTHUS 'JULIA PHELPS'	MOUNTAIN LILAC	5 GAL. - 62
CER. OCC.	CERCIS OCCIDENTALIS	WESTERN REDBUD	5 GAL. - 13
CIS. PUR.	CISTUS PURPUREA	ORCHID ROCKROSE	1 GAL. - 170
COT. LOW.	COTONEASTER 'HORIZ. LOWFAST'	LOWFAST COTONEASTER	1 GAL. - 36'x2'
CUP. LEY.	CUPRESSOCYPARIS 'LEYLANDII'	LEYLAND CYPRESS	5 GAL. - 10
ELE. PUN.	ELEAGNUS PUNGENS	SILVERBERRY	5 GAL. - 56
LAG. IND.	LAGERSTROEMIA INDICA 'STANDARD'	STD. CRAPE MYRTLE	15 GAL. - 17
LIQ. STY.	LIQUIDAMBAR STYRACIFLUA	AMERICAN SWEET GUM	15 GAL. - 15
SEQ. SEM.	SEQUIA SEMPERVIRENS	COASTAL REDWOOD	15 #24" - 31
HYP. CAL.	HYPERICUM CALYCIUM	CREeping ST. JOHNswT.	FLATS - 18'x2'

NOTE:
ANNUAL COLOR TO BE
4" POTS @ 12" O.C.



NATIVE BOULDER DETAIL

WHISPERING PINES LANE



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SCALE: 1" = 10' 0"
OCT. 13, 1987
NEVADA COUNTY
SHEET L4 OF 4

whispering pines

L7

LITTON BUSINESS PARK L&L

