



LANDSCAPE NARRATIVE

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

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

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

IRRIGATION NARRATIVE

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

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

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

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

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

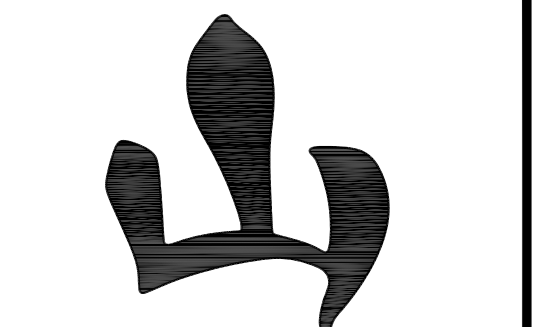
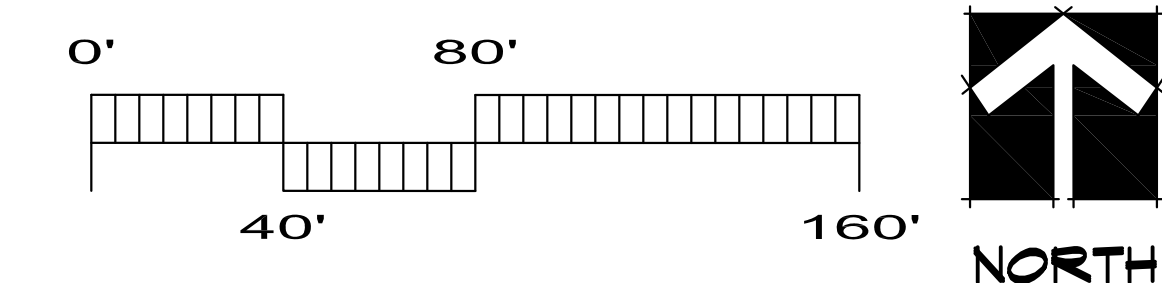
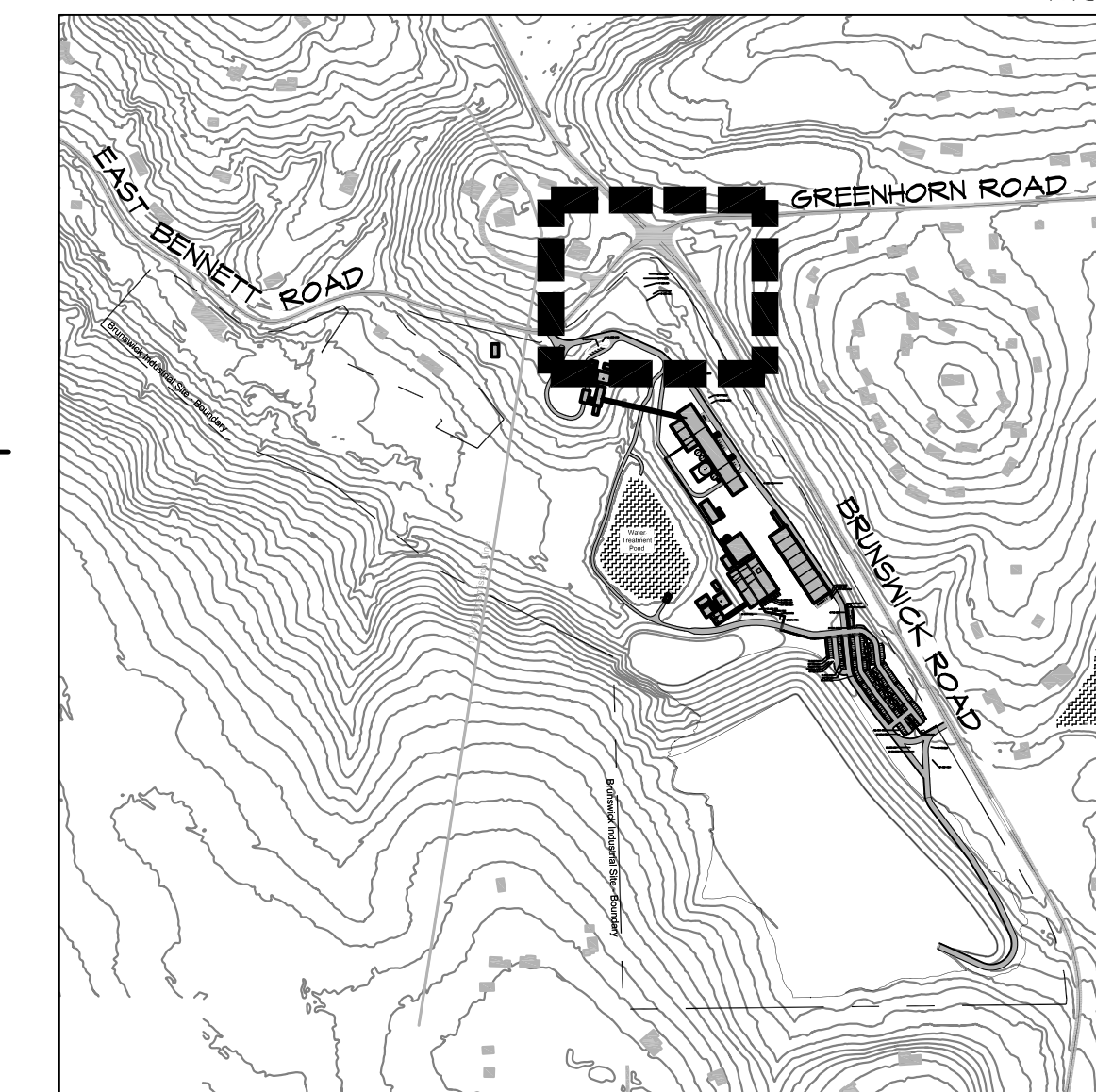
PLANT SCHEDULE

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

NOTES

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

KEY MAP



YAMASAKI
LANDSCAPE ARCHITECTURE

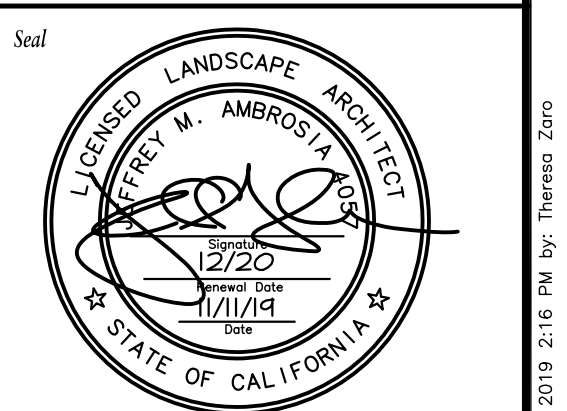
JEFF AMBROSIA, ASLA C4057

1223 HIGH STREET
AUBURN, CALIFORNIA 95603
(530) 885-0040
FAX (530) 885-0042
www.yamasaki-la.com

RISE GRASS VALLEY
LANDSCAPE DEVELOPMENT PLANS
12791 BRUNSWICK ROAD, GRASS VALLEY
NEVADA COUNTY, CALIFORNIA

These drawings are instruments of service and are the property of Yamasaki Landscape Architecture. All designs and other information on the drawings are for the use on the specified project and shall not be used otherwise without the express written permission of Yamasaki Landscape Architecture.

Sheet Title
**PRELIMINARY
LANDSCAPE PLAN A**



No.	Date	Revision
▲		
▲		
▲		

Project Mgr.: JMA Sheet No.:
Drawn By: DS
Scale: 1"=40' **L-1**
Date: 11 NOV 19
File Name: RGV-LP of 3 sheets