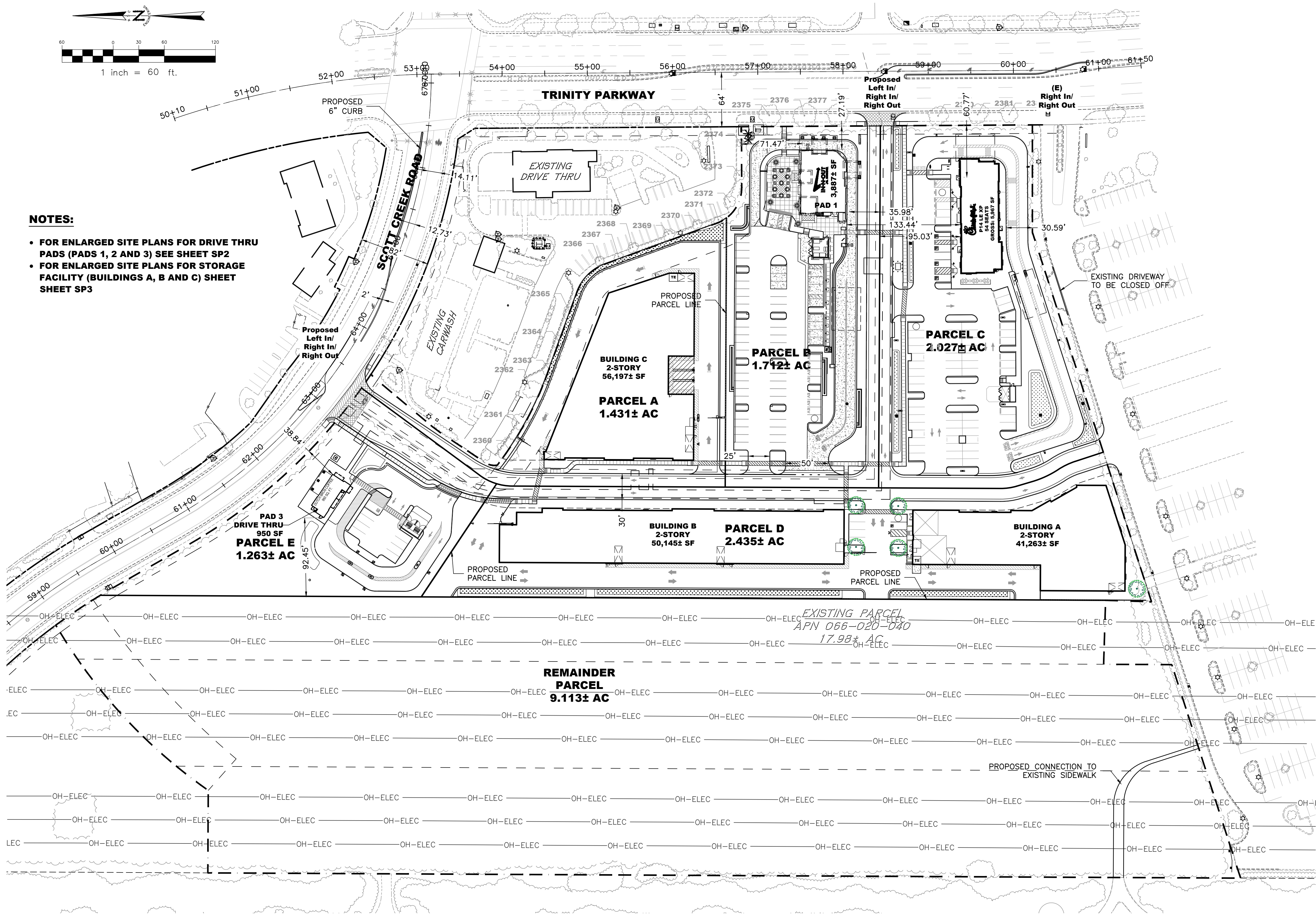


NOTES:

- FOR ENLARGED SITE PLANS FOR DRIVE THRU PADS (PADS 1, 2 AND 3) SEE SHEET SP2
- FOR ENLARGED SITE PLANS FOR STORAGE FACILITY (BUILDINGS A, B AND C) SHEET SP3



OWNER :

SAM'S REAL ESTATE BUSINESS TRUST
 MAILSTOP 0555
 BENTONVILLE, AR 72716-0555

DEVELOPER :

MCNELLIS PARTNERS, LLC
 7403 WINDING WAY
 FAIR OAKS, CA 95661
 ATTN: BETH WALTERS
 BETH@MCNELLIS.COM
 (916) 436-2500

APPLICANT :

RSC ENGINEERING, INC.
 1420 ROCKY RIDGE DR., SUITE 150
 ROSEVILLE, CA 95661
 ATTN: JAI SINGH
 J.SINGH@RSC-ENGR.COM
 (916) 788-2884

APN

066-020-040

EXISTING/PROPOSED LAND USE

SPANOS BUSINESS PARK

EXISTING/PROPOSED ZONING

MIXED USE

EXISTING PARCEL SIZE

783,239± SF/17,981± AC

BUILDING SIZES

| | |
|-------------------|-------------|
| PAD 1 DRIVE-THRU: | 3,887± SF |
| PAD 2 DRIVE-THRU: | 5,967± SF |
| PAD 3 DRIVE-THRU: | 950± SF |
| TOTAL: | 10,804± SF |
| BUILDING A: | 41,263± SF |
| BUILDING B: | 50,145± SF |
| BUILDING C: | 56,197± SF |
| TOTAL: | 147,605± SF |
| (1ST FLOOR AREA: | 74,370± SF) |
| OVERALL TOTAL: | 158,409± SF |

LOT COVERAGE

10.87% (85,174± SF/783,239± SF)

OVERALL PARKING REQUIRED

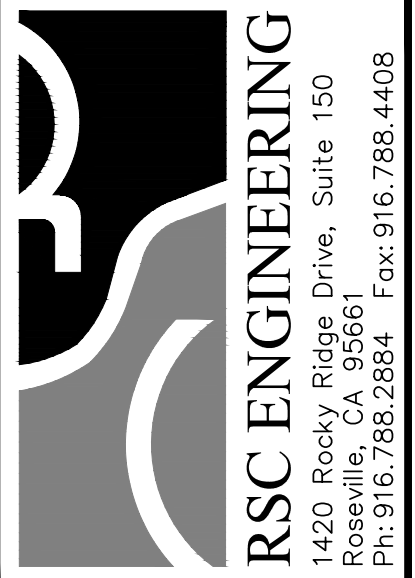
DRIVE THRU
 108 STALLS (5 ACCESSIBLE, 25 EV)
 CITY OF STOCKTON CODE: 1 STALL/100 SF

STORAGE
 4 STALLS (1 ACCESSIBLE, 0 EV)
 PER CITY OF STOCKTON CODE 16.64.040

LEGEND

- — — — — EXISTING PARCEL LINE
- - - - - EXISTING EASEMENTS
- — — — — PROPOSED PARCEL LINE
- — — — — EXISTING RIGHT OF WAY

| REV. NO. | DATE | DESCRIPTION |
|----------|------|-------------|
| | | |
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| | |
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| PROJECT NO: | 293-001 |
| DRAWN BY: | RSC Eng |
| CHECKED BY: | RSC Eng |
| DESIGNED BY: | RSC Eng |

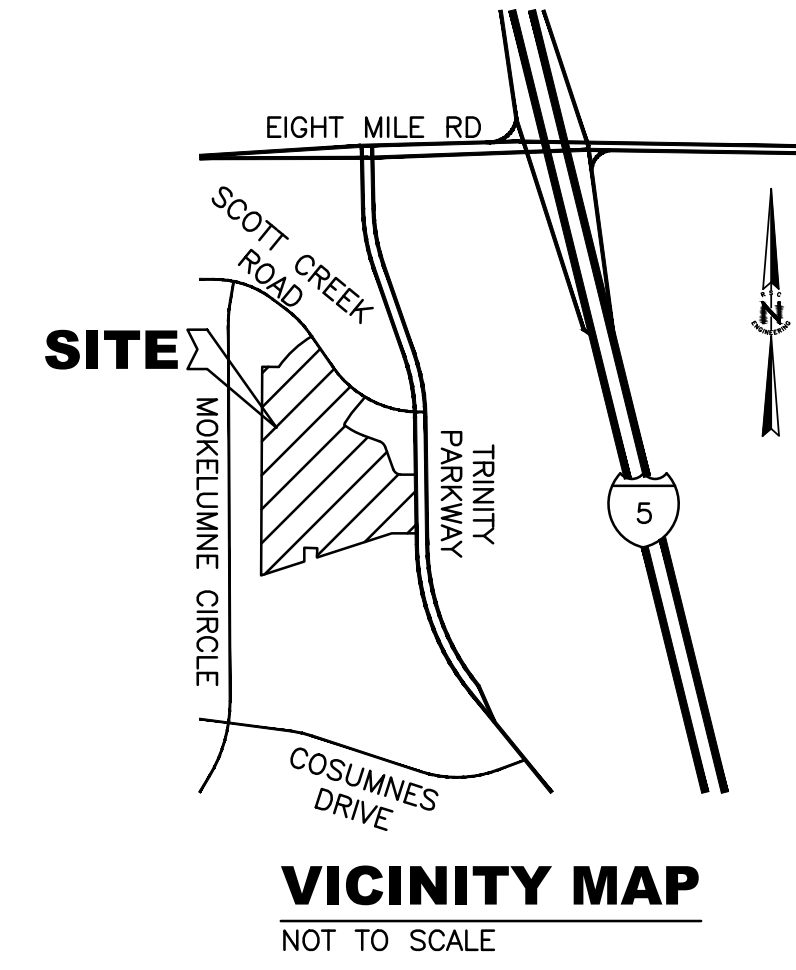
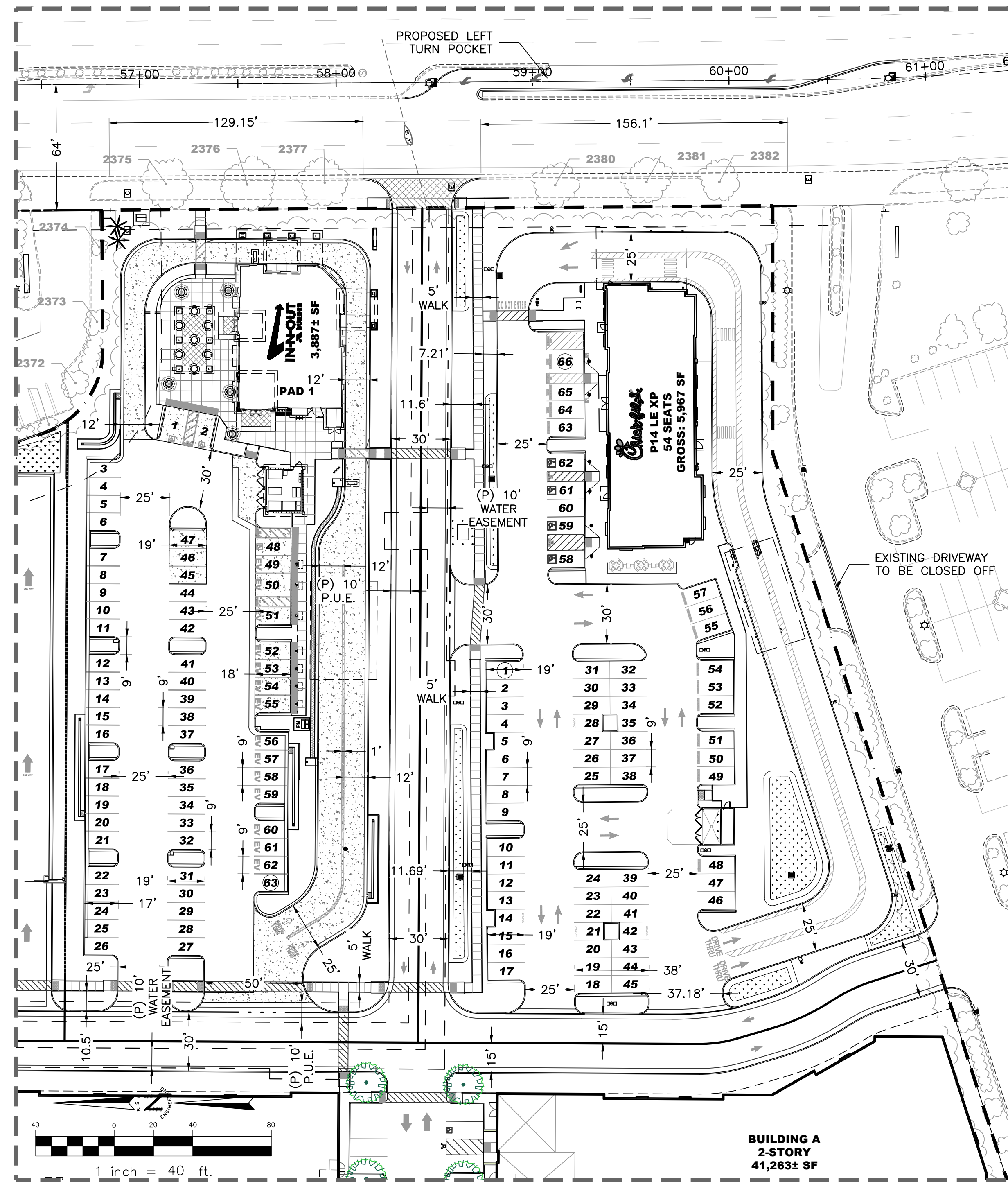
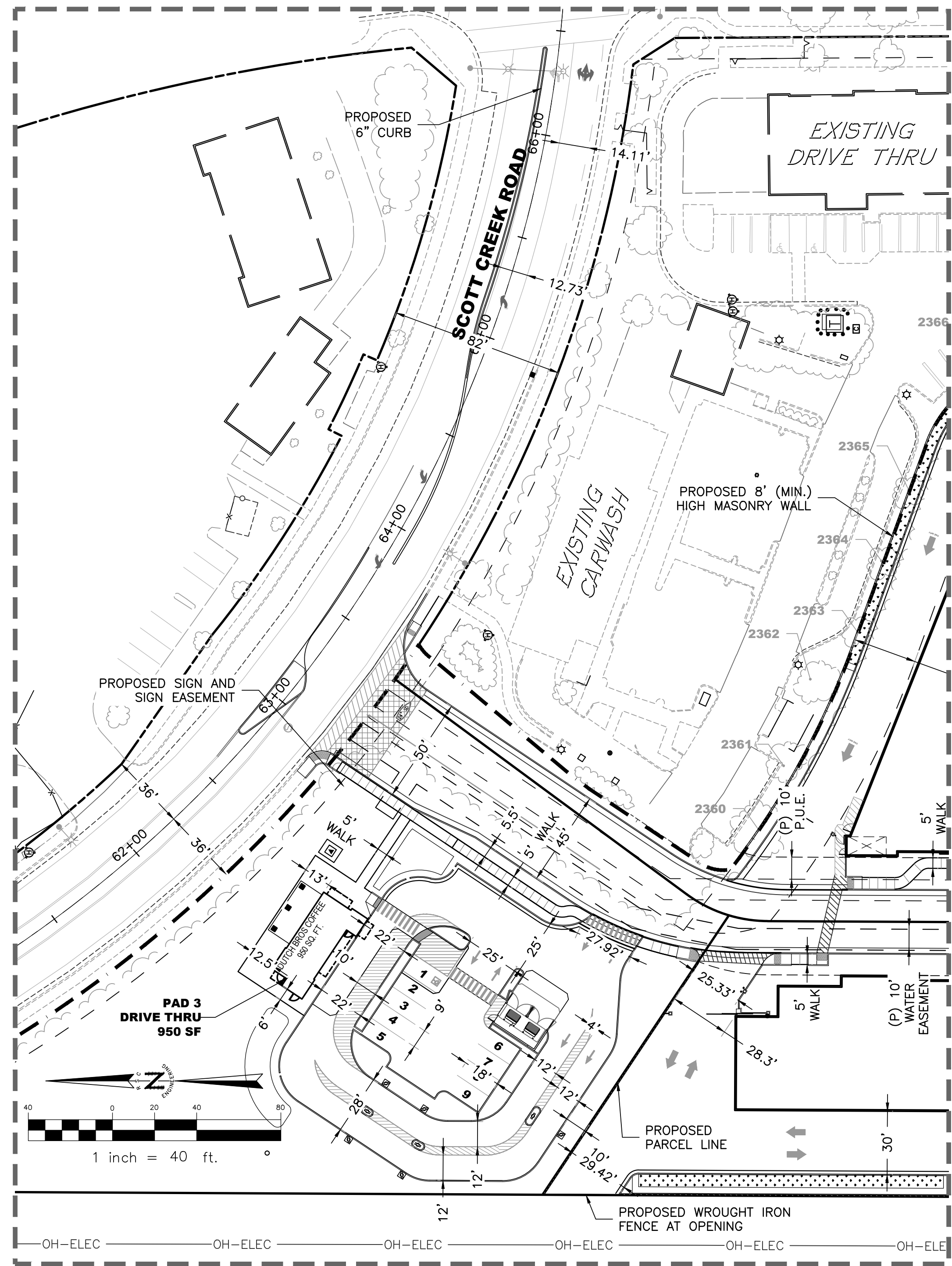
PRELIMINARY SITE PLAN FOR TRINITY PARKWAY RETAIL
 10505 TRINITY PARKWAY
 STOCKTON, CA 95219

SHEET TITLE
PRELIMINARY SITE PLAN

SHEET NO.
SP1
 1 OF 12

DATE: JANUARY 19, 2024

DRAWING: P:\2024-001\Projects\Conceptual\20240119_S1.dwg
 USER: JAI SINGH
 PLOT DATE: Jan 24, 2024 11:15:46 AM



OWNER :

SAM'S REAL ESTATE BUSINESS TRUST
MAILSTOP 0555
BENTONVILLE, AR 72716-0555

DEVELOPER :

MCNELLIS PARTNERS, LLC
7403 WINDING WAY
FAIR OAKS, CA 95661
ATTN: BETH WALTERS
BETH@MCNELLIS.COM
(916) 436-2500

APPLICANT :

RSC ENGINEERING, INC.
1420 ROCKY RIDGE DR., SUITE 150
ROSEVILLE, CA 95661
ATTN: JAI SINGH
J.SINGH@RSC-ENGR.COM
(916) 788-2884

APN

066-020-040

EXISTING/PROPOSED LAND USE

SPANOS BUSINESS PARK

EXISTING/PROPOSED ZONING

MIXED USE

EXISTING PARCEL SIZE

783,239± SF/17,981± AC

BUILDING SIZES

PAD 1 DRIVE-THRU: 3,887± SF
PAD 2 DRIVE-THRU: 5,967± SF
PAD 3 DRIVE-THRU: 950± SF
TOTAL: 10,804± SF

BUILDING A: 41,263± SF
BUILDING B: 50,145± SF
BUILDING C: 56,197± SF
TOTAL: 147,605± SF
(1ST FLOOR AREA: 74,370± SF)

OVERALL TOTAL: 158,409± SF

LOT COVERAGE

10.87% (85,174± SF/783,239± SF)

OVERALL PARKING REQUIRED

DRIVE THRU
108 STALLS (5 ACCESSIBLE, 25 EV)
CITY OF STOCKTON CODE: 1 STALL/100 SF

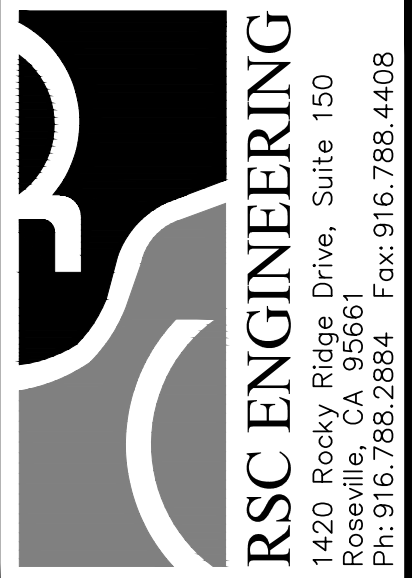
STORAGE
4 STALLS (1 ACCESSIBLE, 0 EV)
PER CITY OF STOCKTON CODE 16.64.040

DRIVE THRU PARKING ANALYSIS

| PAD 1 DRIVE THRU | | PAD 3 DRIVE THRU | |
|-------------------|-----------|-------------------|------------|
| STANDARD: | 46 STALLS | STANDARD: | 8 STALLS |
| ACCESSIBLE: | 3 STALLS | ACCESSIBLE: | 1 STALLS |
| ELECTRIC VEHICLE: | 14 STALLS | TOTAL STALLS: | 9 STALLS |
| TOTAL STALLS: | 63 STALLS | | |
| PAD 2 DRIVE THRU | | TOTAL PARKING | |
| STANDARD: | 42 STALLS | STANDARD: | 96 STALLS |
| COMPACT: | 6 STALLS | COMPACT: | 6 STALLS |
| ACCESSIBLE: | 4 STALLS | ACCESSIBLE: | 8 STALLS |
| ELECTRIC VEHICLE: | 14 STALLS | ELECTRIC VEHICLE: | 32 STALLS |
| TOTAL STALLS: | 66 STALLS | TOTAL STALLS: | 142 STALLS |

LEGEND

- EXISTING PARCEL LINE
- - - EXISTING EASEMENTS
- PROPOSED PARCEL LINE
- EXISTING RIGHT OF WAY
- ## PARKING STALL COUNT



PROJECT NO: 293-001
DRAWN BY: RSC Eng
CHECKED BY: RSC Eng
DESIGNED BY: RSC Eng

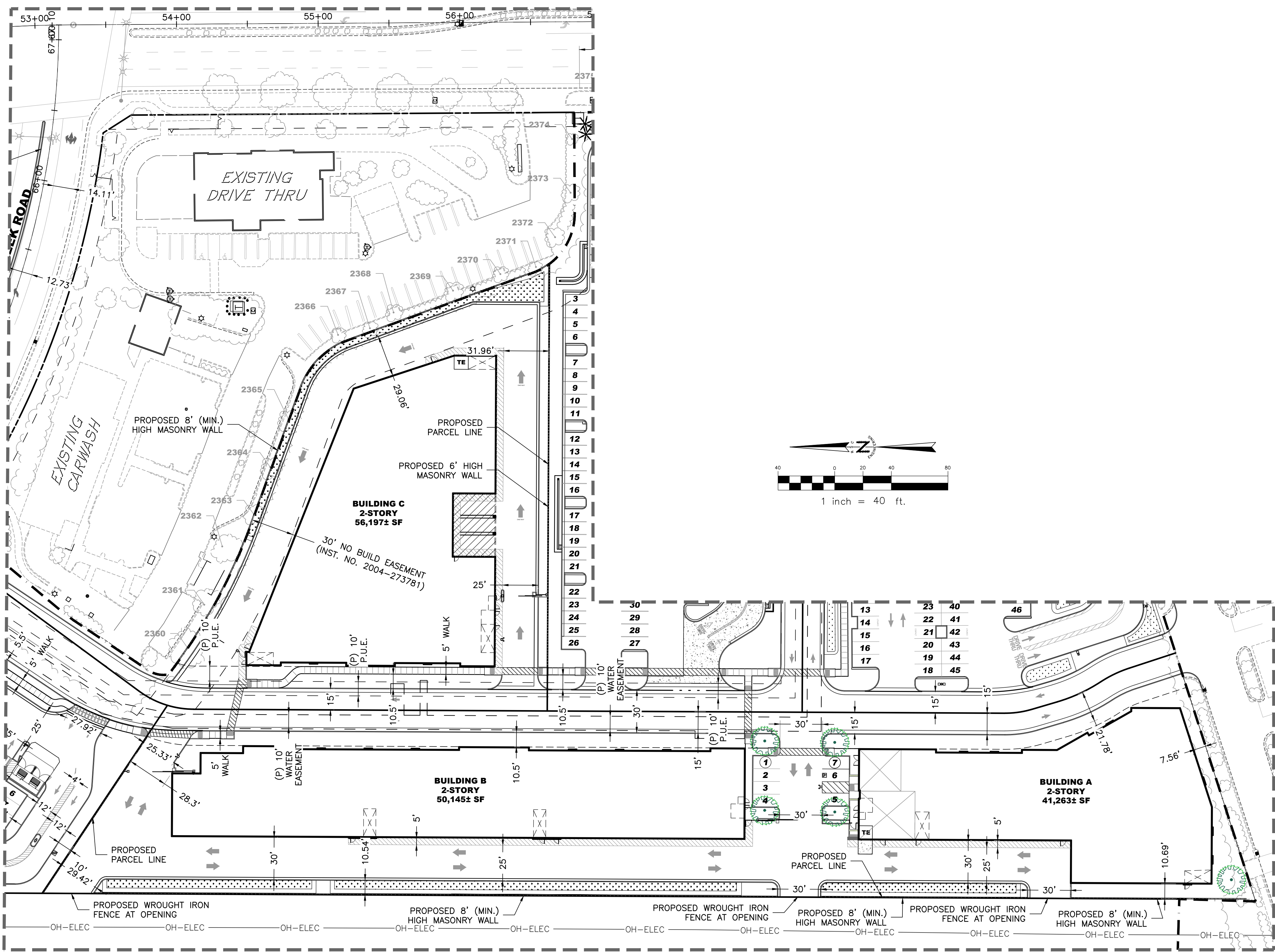
PRELIMINARY SITE PLAN FOR TRINITY PARKWAY RETAIL
10505 TRINITY PARKWAY
STOCKTON, CA 95219

SHEET TITLE
PRELIMINARY SITE PLAN

SHEET NO.
SP2
2 OF 12

DATE: JANUARY 19, 2024

DRAWING: P:\2024-001\Preliminary\Conceptual\202401_25.dwg
USER: J.SINGH
DATE: 2024-01-25 11:33:37 AM
PLOT DATE: 2024-01-25 11:46:46 AM



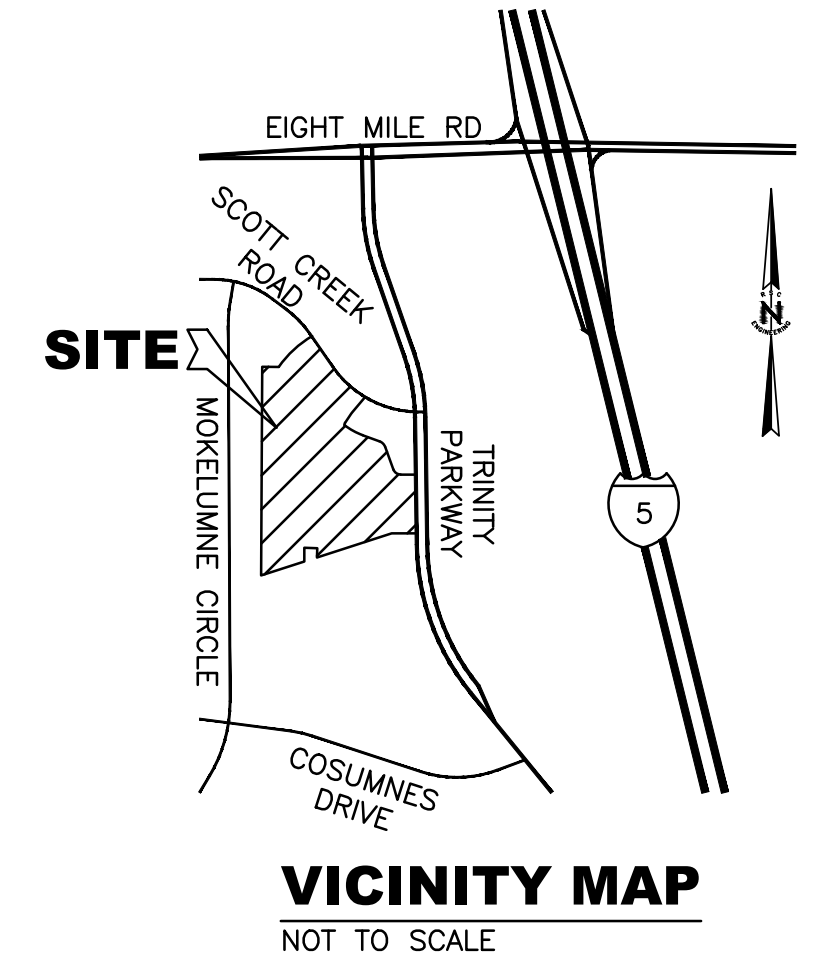
1 BUILDINGS A, B AND C ENLARGED SITE PLAN
SCALE: 1" = 40'

STORAGE PARKING ANALYSIS

| | |
|---------------------------|------------|
| TOTAL BUILDING AREA: | 157,188 SF |
| STANDARD: | 6 STALLS |
| ACCESSIBLE: | 1 STALLS |
| TOTAL STALLS: | 7 STALLS |
| STALLS REQUIRED: | 4 STALLS |
| (PER CITY CODE 16.64.040) | |

LEGEND

- EXISTING PARCEL LINE
- EXISTING EASEMENTS
- PROPOSED PARCEL LINE
- EXISTING RIGHT OF WAY
- PARKING STALL COUNT



OWNER :

SAM'S REAL ESTATE BUSINESS TRUST
MAILSTOP 0555
BENTONVILLE, AR 72716-0555

DEVELOPER :

MCNELLIS PARTNERS, LLC
7403 WINDING WAY
FAIR OAKS, CA 95628
ATTN: BETH WALTERS
BETH@MCNELLIS.COM
(916) 436-2500

APPLICANT :

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1420 ROCKY RIDGE DR., SUITE 150
ROSEVILLE, CA 95661
ATTN: JAI SINGH
J.SINGH@RSC-ENGR.COM
(916) 788-2884

APN

066-020-040

EXISTING/PROPOSED LAND USE

SPANOS BUSINESS PARK

EXISTING/PROPOSED ZONING

MIXED USE

EXISTING PARCEL SIZE

783,239± SF/17.981± AC

BUILDING SIZES

| | |
|-------------------|-------------|
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| TOTAL: | 147,605± SF |
| (1ST FLOOR AREA: | 74,370± SF) |
| OVERALL TOTAL: | 158,409± SF |

LOT COVERAGE

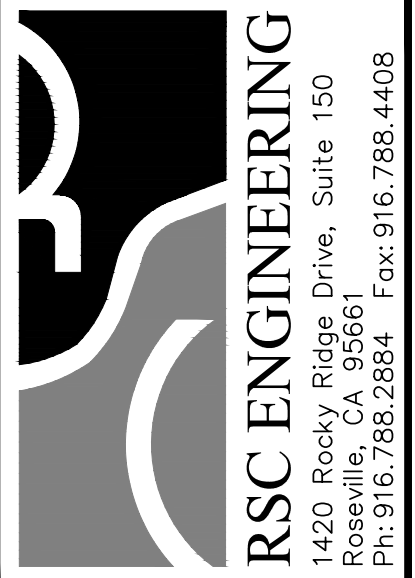
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OVERALL PARKING REQUIRED

DRIVE THRU
108 STALLS (5 ACCESSIBLE, 25 EV)
CITY OF STOCKTON CODE: 1 STALL/100 SF

STORAGE
4 STALLS (1 ACCESSIBLE, 0 EV)
PER CITY OF STOCKTON CODE 16.64.040

| REV. NO. | DATE | DESCRIPTION |
|----------|------|-------------|
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| PROJECT NO: | 293-001 |
| DRAWN BY: | RSC Eng |
| CHECKED BY: | RSC Eng |
| DESIGNED BY: | RSC Eng |

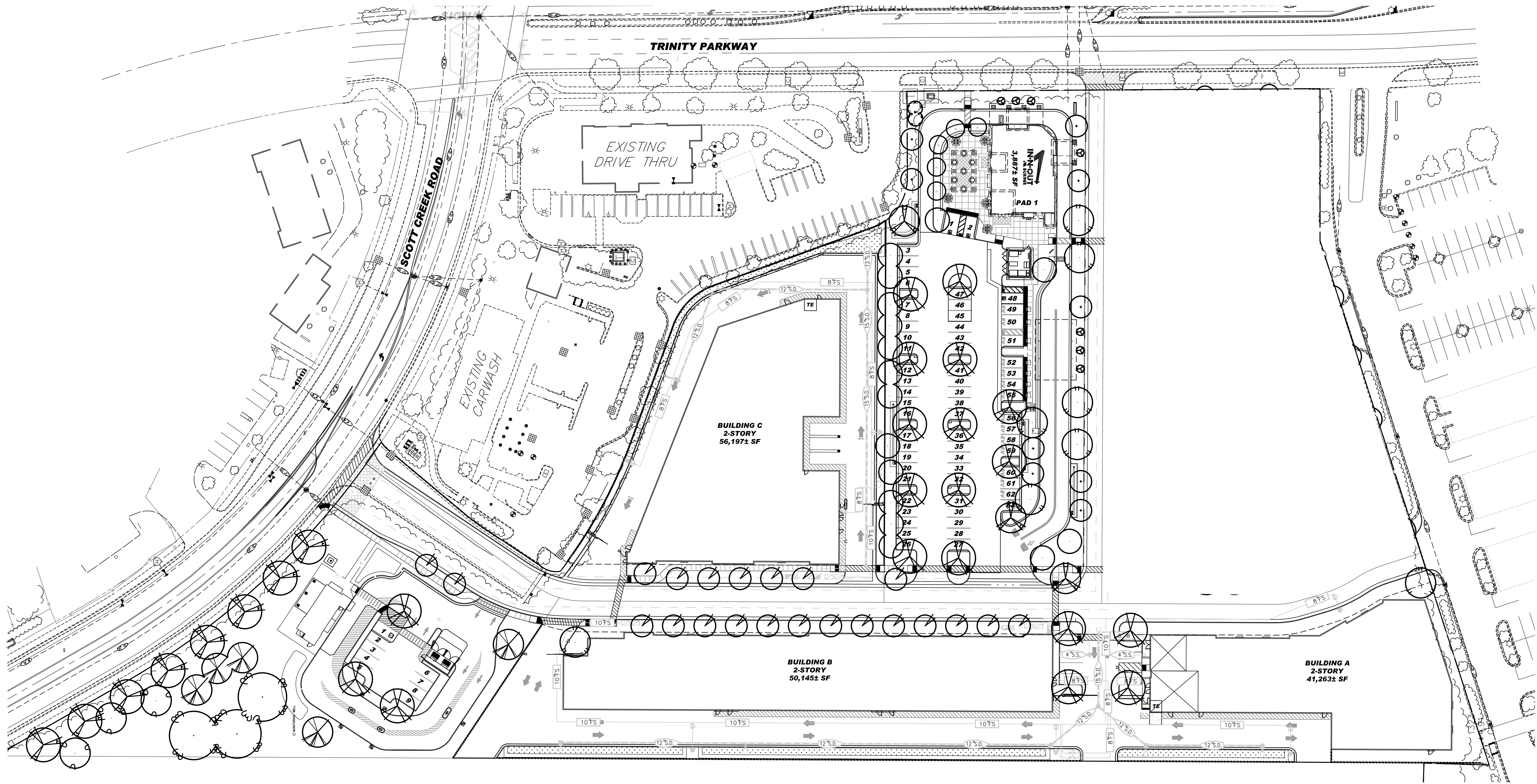
PRELIMINARY SITE PLAN FOR TRINITY PARKWAY RETAIL
10505 TRINITY PARKWAY
STOCKTON, CA 95219

SHEET TITLE
PRELIMINARY SITE PLAN

SHEET NO.
SP3
3 OF 12

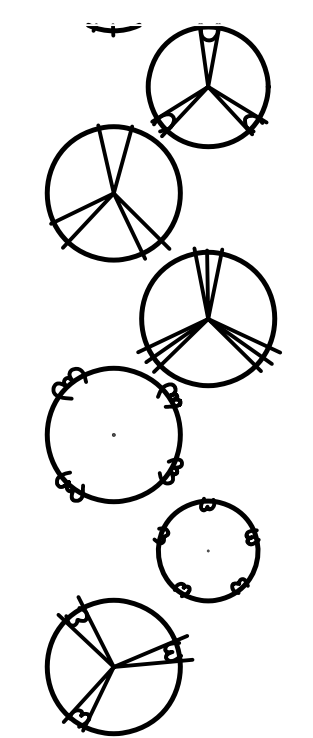
DATE: JANUARY 19, 2024

DRAWING: P:\2024-001\Projects\Conceptual\20240119_01_SitePlan.dwg
 USER: JAI SINGH
 PLOT DATE: Jan 24, 2024 11:54:52 AM



PLANT SCHEDULE

| TREES | CODE | QTY | BOTANICAL / COMMON NAME | SIZE |
|-------|---------|-----|--|---------|
| | ACA STE | 13 | Acacia stenophylla / Shoestring Acacia | 24" box |
| | ACE RHR | 7 | Acer palmatum 'Rhode Island Red' / Rhode Island Red Japanese Maple | 24" box |
| | ARB MIY | 13 | Arbutus x 'Marina' / Marina Strawberry Tree | 24" box |
| | CAL DEC | 5 | Calocedrus decurrens / Incense Cedar | 15 gal |
| | CER FOR | 24 | Cercis canadensis 'Forest Pansy' / Forest Pansy Eastern Redbud | 24" box |
| | CER HEA | 8 | Cercis canadensis 'Hearts of Gold' / Hearts of Gold Eastern Redbud | 24" box |
| | LAG NAT | 25 | Lagerstroemia indica x fauriei 'Natchez' / Natchez Crape Myrtle | 15 gal |
| | LIQ ROT | 3 | Liquidambar styraciflua 'Rotundiloba' / Round-Lobed Sweet Gum | 15 gal |

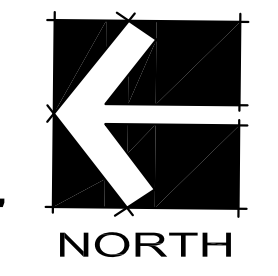
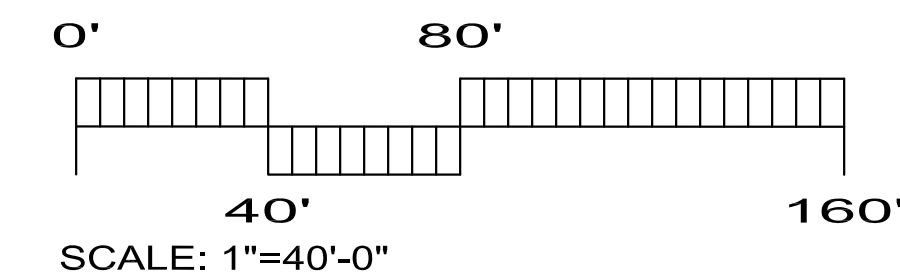


| | | | | |
|--|---------|----|--|---------|
| | OLE WIL | 6 | Olea europaea 'Wilsonii' / Wilson Olive | 24" box |
| | PIS RED | 32 | Pistacia x 'Red Push' / Red Push Pistache | 24" box |
| | PLA COL | 8 | Platanus x acerifolia 'Columbia' / Columbia London Plane Tree | 15 gal |
| | QUE LOB | 3 | Quercus lobata / Valley Oak | 24" box |
| | WAS ROB | 2 | Washingtonia robusta / Mexican Fan Palm | 20' CBT |
| | ZEL VIL | 8 | Zelkova serrata 'Village Green' / Village Green Japanese Zelkova | 15 gal |

SEE SHEET LI.2 FOR COMPLETE PLANT SCHEDULE

"I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN"

12/1/25
SIGNATURE DATE



YAMASAKI
LANDSCAPE ARCHITECTURE
1223 HIGH STREET, AUBURN, CA 95603
(530) 885-0040
FAX (530) 885-0042

| REV. NO. | DATE | DESCRIPTION | ENG. INT. | BY | DATE |
|----------|------|-------------|-----------|----|------|
| | | | | | |



RSC ENGINEERING
1420 Rocky Ridge Drive, Suite 150
Roseville, CA 95661
Ph: 916.788.2884 Fax: 916.788.4408

PROJECT NO: 293-001
DRAWN BY: JMA
CHECKED BY: BJP
DESIGNED BY: JMA

PRELIMINARY SITE PLAN FOR TRINITY PARKWAY RETAIL
10505 TRINITY PARKWAY
STOCKTON, CA 95219

SHEET TITLE
PRELIMINARY PLANTING PLAN

SHEET NO.
L1.1
OF **11**

DATE: OCTOBER 13, 2023

DRAWN: JMA, LAG, RHR, MIY, DEC, FOR, HEA, NAT, ROT
CHECKED: BJP
DATE: 10/13/23
PLOT DATE: 10/13/23

PLANT SCHEDULE

| TREES | CODE | BOTANICAL / COMMON NAME | SIZE |
|-------------------|---------|---|---------|
| | ACA STE | Acacia stenophylla / Shoestring Acacia | 24" box |
| | ACE RHR | Acer palmatum 'Rhode Island Red' / Rhode Island Red Japanese Maple | 24" box |
| | ARB MIY | Arbutus x 'Marina' / Marina Strawberry Tree | 24" box |
| | CAL DEC | Calocedrus decurrens / Incense Cedar | 15 gal |
| | CER FOR | Cercis canadensis 'Forest Pansy' / Forest Pansy Eastern Redbud | 24" box |
| | CER HEA | Cercis canadensis 'Hearts of Gold' / Hearts of Gold Eastern Redbud | 24" box |
| | LAG NAT | Lagerstroemia indica x fauriei 'Natchez' / Natchez Grape Myrtle | 15 gal |
| | LIQ ROT | Liquidambar styraciflua 'Rotundiloba' / Round-Lobed Sweet Gum | 15 gal |
| | OLE WIL | Olea europaea 'Wilsonii' / Wilson Olive | 24" box |
| | PIS RED | Pistacia x 'Red Push' / Red Push Pistache | 24" box |
| | PLA COL | Platanus x acerifolia 'Columbia' / Columbia London Plane Tree | 15 gal |
| | QUE LOB | Quercus lobata / Valley Oak | 24" box |
| | WAS ROB | Washingtonia robusta / Mexican Fan Palm | 20' CBT |
| | ZEL VIL | Zelkova serrata 'Village Green' / Village Green Japanese Zelkova | 15 gal |
| POTENTIAL SHRUBS | CODE | BOTANICAL / COMMON NAME | SIZE |
| | AZA IND | Azalea indica 'Alaska' / Alaska Indica Azalea | 5 gal |
| | AZA HDD | Azalea indica 'Happy Days' / Happy Days Indica Azalea | 5 gal |
| | BOU BLO | Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama | 5 gal |
| | CAL LJN | Callistemon viminalis 'Little John' / Little John Weeping Bottlebrush | 5 gal |
| | DIA LRV | Dianella revoluta 'DR5000' / Little Rev± Flax Lily | 5 gal |
| | EVO SIL | Evonymus japonicus 'Silver King' / Silver King Evonymus | 5 gal |
| | GRE NOE | Grevillea x 'Noellii' / Noel Grevillea | 5 gal |
| | MAH SOF | Mahonia eurybracteata 'Soft Caress' / Mahonia Soft Caress | 5 gal |
| | NAN LEM | Nandina domestica 'Lemon Lime' / Lemon Lime Nandina | 5 gal |
| | NAN OBS | Nandina domestica 'Obsessionf' / Heavenly Bamboo | 5 gal |
| | PER ATR | Perovskia atriplicifolia / Russian Sage | 5 gal |
| | PHO BRO | Phormium tenax 'Bronze Baby' / Bronze Baby New Zealand Flax | 5 gal |
| | RHA EVE | Rhamnus californica 'Eve Case' / California Coffeeberry | 5 gal |
| | RHA JAC | Raphiolepis indica 'Jack Evans' / Indian Hawthorn | 5 gal |
| POTENTIAL GRASSES | CODE | BOTANICAL / COMMON NAME | SIZE |
| | CAL KAR | Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass | 1 gal |
| | LOM LON | Lomandra longifolia 'Platinum Beauty' / Mat Rush | 1 gal |
| | MUH REG | Muhlenbergia capillaris 'Regal Mist' / Regal Mist Pink Muhly Grass | 1 gal |
| | MUH RIG | Muhlenbergia rigens / Deer Grass | 1 gal |

| POTENTIAL VINES | CODE | BOTANICAL / COMMON NAME | SIZE | |
|-------------------------|---------|---|-------|----------|
| | DIS BUG | Distictis buccinatoria / Blood Red Trumpet Vine | 5 gal | |
| | FIC PUM | Ficus pumila / Creeping Fig | 5 gal | |
| POTENTIAL GROUND COVERS | CODE | BOTANICAL / COMMON NAME | SIZE | SPACING |
| | CAR TUM | Carex tumulicola / Foothill Sedge | 1 gal | 18" o.c. |
| | COT LOW | Cotoneaster dammeri 'Lowfast' / Lowfast Bearberry Cotoneaster | 1 gal | 36" o.c. |
| | JUN BLU | Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper | 1 gal | 36" o.c. |
| | LAN HYB | Lantana x 'New Gold' / New Gold Lantana | 1 gal | 36" o.c. |
| POTENTIAL SEED/SOD | CODE | BOTANICAL / COMMON NAME | SIZE | SPACING |
| | BIO BLE | Biofiltration Blend / Avail. from: Delta Bluegrass | sod | |

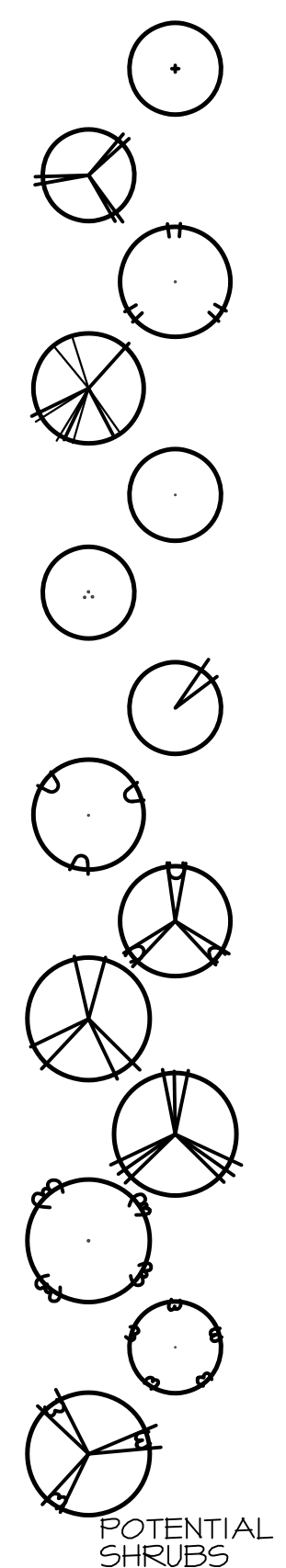
PLANTING STATEMENT

The proposed landscape plant palette consists of low water use shrubs, groundcover, trees, and ornamental grasses that are considered low maintenance and hardy. Choice of plants is guided by considerations of solar exposure and climate conditions of the site. Plant selection aims for longevity by selecting plants that are long lived varieties of trees, shrubs, groundcover, and grasses.

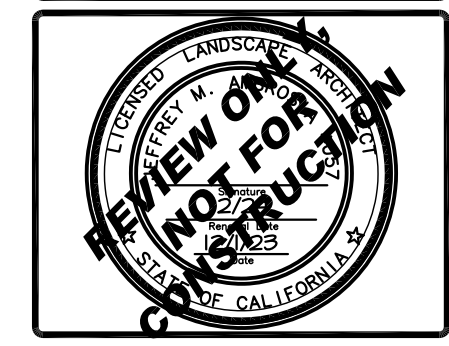
Shrubs and groundcover are minimum #1 size. Trees are minimum #15 size. Plant materials shall be spaced to provide substantial cover, but also to allow adequate room to mature into their natural form and ultimate size without required pruning.

IRRIGATION STATEMENT

The irrigation system will be serviced by a new point of connection. The irrigation design will consist of low volume point source drip irrigation. Proposed trees shall utilize bubbler irrigation to encourage deep root watering. The overall irrigation system will be designed with a smart irrigation controller. A weather sensor will be used to automatically adjust duration of application in accordance with recent weather conditions based on evapotranspiration. Maximum water allowance will be determined by State code. To also be consistent with the planting design, the irrigation design will create separate irrigation stations by hydrozone, locating plants of different water and solar needs into groups.



| REV. NO. | DATE | DESCRIPTION |
|----------|------|-------------|
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RSC ENGINEERING
 1420 Rocky Ridge Drive, Suite 150
 Roseville, CA 95661
 Ph: 916.788.2884 Fax: 916.788.4408

| | |
|--------------|---------|
| PROJECT NO: | 293-001 |
| DRAWN BY: | JMA |
| CHECKED BY: | BJP |
| DESIGNED BY: | JMA |

PRELIMINARY SITE PLAN FOR TRINITY PARKWAY RETAIL
 10505 TRINITY PARKWAY
 STOCKTON, CA 95219

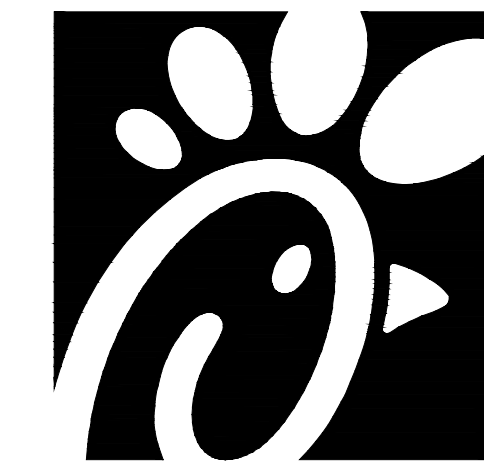
SHEET TITLE
PLANT SCHEDULE AND NOTES

SHEET NO.
L1.2
 OF **11**

DATE: OCTOBER 13, 2023

YAMASAKI
 LANDSCAPE ARCHITECTURE
 1223 HIGH STREET, AUBURN, CA 95603
 (530) 885-0040
 FAX (530) 885-0042

DRAWN: S:\Projects\Trinity Parkway Retail\Commercial\DWG\L1.2.dwg P:049
 USER: JMA
 DATE: 10/13/23 11:12
 PLOT DATE: Nov 26, 2023 4:31:14 PM



Chick-fil-A
 5200 Buffington Road
 Atlanta, Georgia
 30349-2998



CHICK-FIL-A
 Trinity Pkwy & Scott Creek
 10505 Trinity Parkway
 Stockton, CA 95219

FSR 05650
 P14 LE BNS
 23.09

RELEASED FOR PRINTED FOR PROJECT STATUS

REVISION SCHEDULE

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |

CONSULTANT PROJECT #
 DATE 12-12-23
 DRAWN BY VBNH
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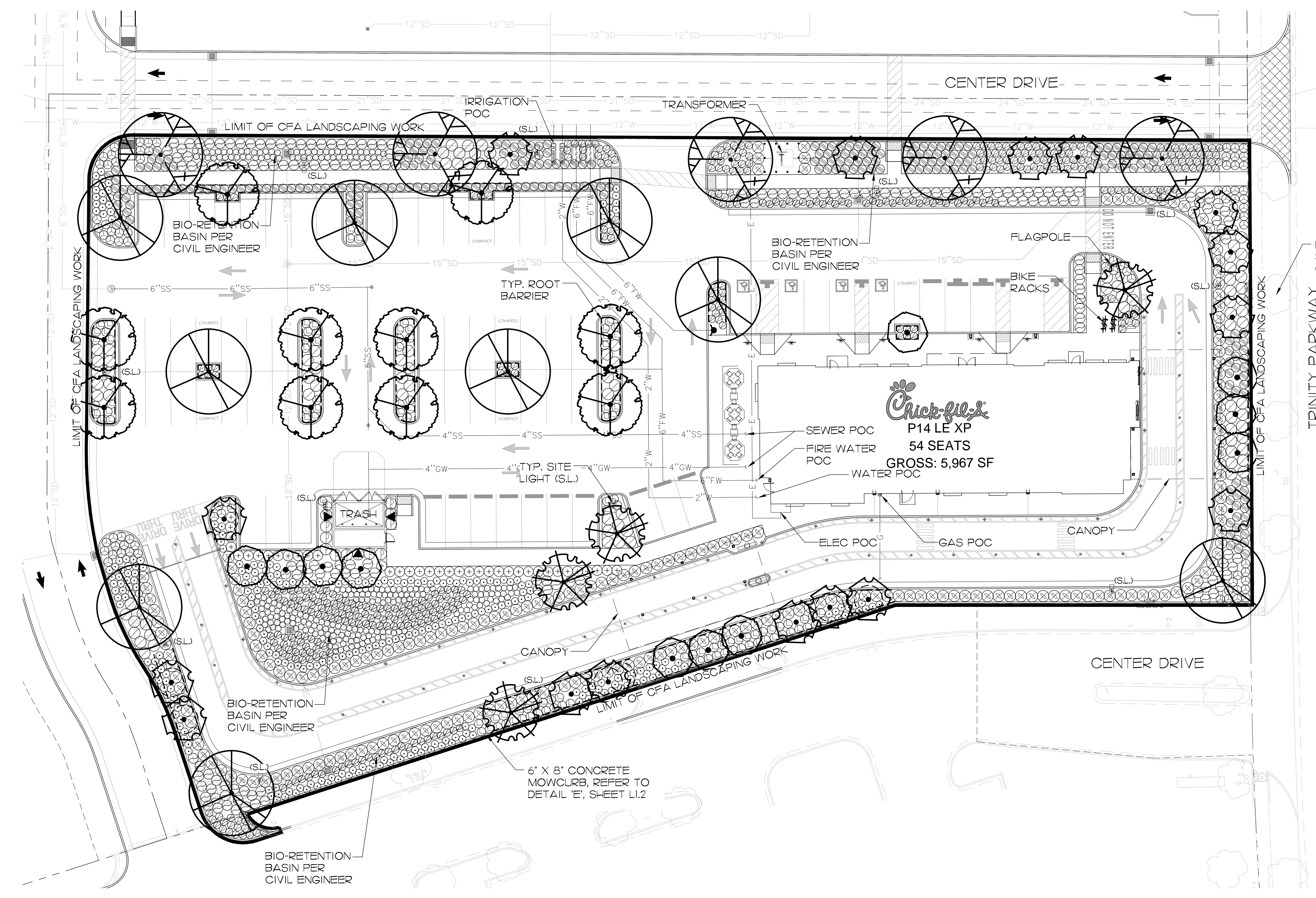
SHEET PLANTING PLAN

SHEET NUMBER

L1.0

PLANTING LEGEND

| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | QTY. | REMARKS | WUCOLS IV REGION 2 |
|---|---|--------------------------------|---------|------|---|--------------------|
| TREES | | | | | | |
| | LAURUS NOBILIS 'SARATOGA' | SWEET BAY | 24" BOX | 4 | STANDARD | L |
| | KOELREUTERIA PANICULATA 'SUMMERBURST' | GOLDEN RAINTREE | 24" BOX | 10 | STANDARD | M |
| | LAGERSTROEMIA X 'MUSKOGEE' | CRAPE MYRTLE | 24" BOX | 11 | MULTI-TRUNK | L |
| | PLATANUS ACERIFOLIA 'BLOODGOOD' | LONDON PLANE TREE | 24" BOX | 5 | STANDARD | M |
| | TILIA CORDATA 'SUMMER SPRITE' | LITTLE LEAF LINDEN | 24" BOX | 16 | STANDARD WRAP TRUNKS PRIOR TO PLANTING | M |
| | ULMUS PARVIFOLIA | CHINESE ELM | 24" BOX | 9 | STANDARD | M |
| SHRUBS | | | | | | |
| | DIETES GRANDIFLORA 'GRAY GHOST' | GRAY STRIPED FORTNIGHT LILY | 5 GAL. | 174 | 3'-6" O.C. | L |
| | HESPERALOE PARVIFLORA 'YELLOW' | YELLOW YUCCA | 5 GAL. | 81 | 3'-0" O.C. | L |
| | LEPTOSPERMUM SCOPARIUM 'SNOW WHITE' | WHITE TEA TREE | 15 GAL. | 12 | 4'-0" O.C. | L |
| | LOMANDRA LONGIFOLIA 'LOWLON' | LIME TUFF MAT RUSH | 5 GAL. | 284 | 2'-6" O.C. | L |
| | MYRTUS COMMUNIS 'COMPACTA' | DWARF COMMON MYRTLE | 5 GAL. | 38 | 3'-6" O.C. | L |
| | PENNISETUM ORIENTALE 'KARLEY ROSE' | FOUNTAIN GRASS | 5 GAL. | 256 | 3'-0" O.C. | L |
| | PENNISETUM SPATHIOLATUM | SLENDER VELDT GRASS | 5 GAL. | 228 | 2'-6" O.C. | M |
| | PHYSOCARPUS OPLIFOLIUS 'TINY WINE' | TINY WINE NINEBARK | 5 GAL. | 111 | 3'-0" O.C. | M |
| | SALVIA APIANA | WHITE SAGE | 5 GAL. | 96 | 3'-6" O.C. | L |
| | MYRTUS COMMUNIS 'COMPACTA VARIEGATA' | DWARF VARIEGATED COMMON MYRTLE | 5 GAL. | 207 | 3'-6" O.C. | L |
| BIORETENTION BASINS (4) - BOTTOM | | | | | | |
| | JUNCUS PATENS | CALIFORNIA GRAY RUSH | 1 GAL. | 234 | 2'-0" O.C. | L |
| | PENNISETUM SPATHIOLATUM | SLENDER VELDT GRASS | 1 GAL. | 191 | 2'-0" O.C. | M |
| VINES | | | | | | |
| | DISTICTUS BUCCINATORIA | BLOOD-RED TRUMPET VINE | 15 GAL. | 3 | TRAIN TO WALL | M |
| MISCELLANEOUS | | | | | | |
| | ROOT BARRIER DEVICE DEEP ROOT OR APPROVED EQUAL BARRIER DEVICES TO BE PANEL TYPE. DO NOT WRAP ROOTBALL. | | | | | |



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

PLANTING NOTES

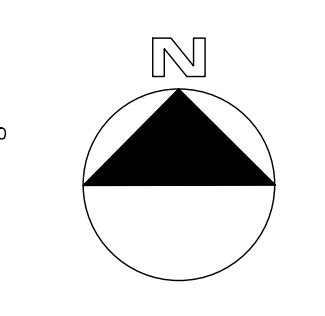
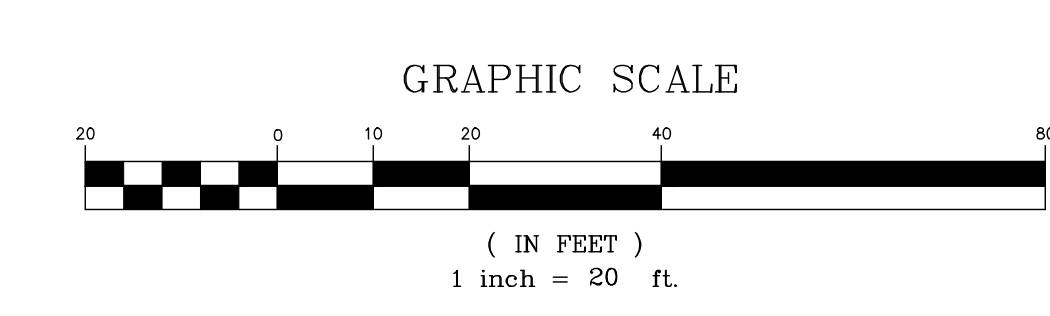
- CONTRACTOR IS TO REVIEW PLANS, VERIFY SITE CONDITIONS AND PLANT QUANTITIES PRIOR TO INSTALLATION. CONFLICTS BETWEEN THE SITE AND THESE PLANS OR WITHIN THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO LANDSCAPE INSTALLATION. ANY DEVIATIONS FROM THE PLANS OR SPECIFICATIONS IS TO HAVE WRITTEN APPROVAL.
- ALL PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF 'AMERICAN NURSERY AND LANDSCAPE ASSOCIATION' STANDARDS. WWW.ANLA.ORG
- LANDSCAPE ARCHITECT SHALL APPROVE PLANT MATERIAL PLACEMENT BY CONTRACTOR PRIOR TO INSTALLATION.
- CONTRACTOR TO INCLUDE IN HIS BID THE REPAIR OF ANY AND ALL DAMAGE RESULTING FROM INSTALLATION OF PLANTING ITEMS. CONNECT TO EXISTING CONDITIONS.
- ALL TREES WITHIN 5'-0" OF CURBS, SIDEWALKS, PATIOS, ETC. TO HAVE A ROOT BARRIER TO REDIRECT ROOT GROWTH PER MANUFACTURER'S SPECIFICATIONS. SEE PLAN AND DETAIL.
- FINISH GRADE TO BE 2" BELOW TOP OF CURB OR SIDEWALK FOR PLANTING AREAS.
- FERTILIZER FOR ALL PLANTING AREAS SHALL BE AS SPECIFIED WITHIN THE SOILS REPORT.
- ALL PLANTING AND IRRIGATION ON THIS PROJECT TO MEET OR EXCEED CITY LANDSCAPE GUIDELINES, STANDARDS AND AGENCY REQUIREMENTS.
- ALL PLANTER AREAS SHALL BE TOP DRESSED WITH 3" MINIMUM MULCH COVER.
- ALL PLANTING AREAS SHALL BE IRRIGATED WITH SUB-GRADE BUBBLERS FOR TREES AND DRIP LINE OR DRIP EMITTERS FOR SHRUBS/GROUND COVERS. CONNECTED TO AUTOMATIC REMOTE CONTROL VALVES AND TIED INTO AN AUTOMATIC IRRIGATION "SMART" CONTROLLER.
- THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTED AREAS BY MEANS OF CONTINUOUS WATERING, PRUNING, RAISING TREE BALLS WHICH SETTLE BELOW GRADE, FERTILIZING, APPLICATION OF SPRAYS WHICH ARE NECESSARY TO KEEP THE PLANTINGS FREE OF INSECTS AND DISEASES, WEEDING, AND/OR OTHER OPERATIONS NECESSARY FOR PROPER CARE AND UPKEEP. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AS SPECIFIED ABOVE FOR A PERIOD OF NINETY (90) DAYS.
- ALL PLANTER BEDS TO BE AMENDED WITH SOIL PREPARATION PER SPECIFICATIONS. NO DEVIATIONS ARE ALLOWED.

LANDSCAPE CALCULATIONS

| | |
|------------------------------|--------------------|
| SHRUB & GROUNDCOVER AREA: | 14,899 S.F. |
| TURF AREA: | 0 S.F. |
| BIO-RETENTION BASIN: | 4,010 S.F. |
| TOTAL LANDSCAPE AREA: | 18,909 S.F. |

UNDERGROUND SERVICE ALERT
 CALL: TOLL FREE
 1-800-227-2600
 OR DIAL 811
 TWO WORKING DAYS BEFORE YOU DIG

"CAUTION": REMEMBER THAT THE USA CENTER NOTICES ONLY THOSE UTILITIES BELONGING TO THE CENTER. THERE COULD BE OTHER UTILITIES PRESENT AT THE WORK SITE. THE CENTER WILL INFORM YOU OF WHOM THEY WILL NOTIFY.



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