



BIO RETENTION AREA, SEE SHEET L-3.1 FOR PROPOSED BIO RETENTION PLANT PALETTE.

LANDSCAPE MAINTENANCE DISTRICT (LMD) R.O.W. PLANTING AREA

GENERAL NOTES:

- TREE LAYOUT IS SCHEMATIC. FINAL TREE LOCATIONS AND SPECIES SUBJECT TO CITY REVIEW, UTILITY AND STREET LIGHT PLACEMENT. ONE TREE PER LOT, PLUS TWO ADDITIONAL TREES ON THE SIDE OF CORNER LOTS.
- ALL TREES PLANTED WITHIN 5' OF PAVING, WATER METERS, OR JOINT TRENCHES SHALL RECEIVE LINEAR ROOT BARRIERS
- ALL STREET TREES MUST BE PLANTED AND INSTALLED PER CITY OF BRENTWOOD PUBLIC WORKS STANDARD PLANS AND SPECIFICATION

FENCE & WALL LEGEND

	6' HIGH GOOD NEIGHBOR FENCE. SEE BRENTWOOD STANDARD DETAIL B, SHEET L-2.2.
	WOOD GATE
	6' HIGH MASONRY WALL. SEE SHEET L-2.2 FOR IMAGE.
	3' HIGH 2-RAIL CONCRETE FENCE AT BIO RETENTION AREA. SEE DETAIL A, SHEET L-2.2.
	6' HIGH TUBE STEEL FENCE AND VEHICULAR GATE AT BIORETENTION AREA. SEE DETAIL D, SHEET L-2.2.
	6' HIGH ENHANCED GOOD NEIGHBOR FENCE. SEE BRENTWOOD STANDARD DETAIL C, SHEET L-2.2.

IRRIGATION CONCEPT STATEMENT

THE IRRIGATION DESIGN FOR THE SITE SHALL COMPLY WITH THE STATE OF CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (TITLE 23 - DIVISION 2-CHAPTER 2.7) AND THE CITY OF BRENTWOOD WATER EFFICIENT LANDSCAPE STANDARDS.

THE IRRIGATION SYSTEMS WILL BE AUTOMATICALLY CONTROLLED BY AN ET IRRIGATION CONTROLLER CAPABLE OF MULTIPLE PROGRAMMING AND INDEPENDENT TIMING OF INDIVIDUAL IRRIGATION SYSTEMS. THE CONTROLLER WILL HAVE A 24-HOUR CLOCK TO ALLOW MULTIPLE START TIMES AND REPEAT CYCLES TO ADJUST FOR SOIL PERCOLATION RATES.

THE IRRIGATION SYSTEMS WILL CONSIST PRIMARILY OF LOW VOLUME, LOW FLOW BUBBLERS FOR TREES, AND POINT SOURCE DRIP IRRIGATION FOR SHRUBS AND GROUNDCOVERS. PLANTS WILL BE GROUPED ONTO SEPARATE VALVES ACCORDING TO SUN EXPOSURE AND WATER USE TO ALLOW FOR IRRIGATION APPLICATION BY HYDROZONE. THE IRRIGATION SCHEDULING WILL REFLECT THE REGIONAL EVAPO-TRANSPARATION RATES. THE ENTIRE SITE WILL BE DESIGNED TO RUN DURING NIGHTTIME HOURS WHEN IRRIGATION IS MOST EFFICIENT.

PROPOSED TREE PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS	MIN. SIZE	QTY.
FRONT YARD ACCENT TREES					
	ARBUS 'MARINA' STD.	STRAWBERRY TREE	L	15 GAL	12
	CHILOPSIS LINEARIS	DESERT WILLOW	VL	15 GAL	12
	MAGNOLIA G. 'LITTLE GEM'	COMPACT SOUTHERN MAGNOLIA	M	24" BOX	17
STREET TREES					
	ACER BUERGERIANUM	TRIDENT MAPLE	M	24" BOX	10
	ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	M	24" BOX	27
	GINKGO BILOBA 'AUTUMN GOLD'	MAIDENHAIR TREE	M	24" BOX	10
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	M	24" BOX	8
	QUERCUS AGRIFOLIA	COAST LIVE OAK	VL	24" BOX	10
	QUERCUS PALUSTRIS	PIN OAK	M	24" BOX	14

**PROPOSED PLANT PALETTE
LMD MAINTAINED PLANTING AREA**

BOTANICAL NAME	COMMON NAME	WUCOLS	MIN. SIZE
SHRUBS			
CALLISTEMON VIMINALIS VARIETIES	BOTTLEBRUSH	L	5 GAL
LOROPETALUM CHINENSE VARIETIES	FRINGE FLOWER	M	5 GAL
NANDINA DOMESTICA VARIETIES	HEAVENLY BAMBOO	L	5 GAL
PITTIOSPORUM SPECIES	PITTIOSPORUM	M	5 GAL
RHAPHIOLEPIS INDICA VARIETIES	INDIA HAWTHORN	M	5 GAL
ROSA - FLOWER CARPET VARIETIES	CARPET ROSE	M	5 GAL
ROSMARINUS SPECIES	ROSEMARY	L	5 GAL
SALVIA SPECIES	SAGE	L	5 GAL
TEUCRIMUM SPECIES	GERMANDER	L	5 GAL
WESTRINGIA SPECIES	COAST ROSEMARY	L	5 GAL

PROPOSED PLANT PALETTE

BOTANICAL NAME	COMMON NAME	WUCOLS	MIN. SIZE
SHRUBS AND GROUNDCOVER			
ABELIA GRANDIFLORA VARIETIES	ABELIA	M	5 GAL
AGAPANTHUS AFRICANUS VARIETIES	LILY-OF-THE-NILE	M	1 GAL
AGAVE SPECIES	AGAVE	L	5 GAL
ANIGOZANTHOS SPECIES	KANGAROO PAW	L	1 GAL
ARBUTUS UNEDO VARIETIES	DWARF STRAWBERRY TREE	L	5 GAL
ARGOSTAPHYLOS VARIETIES	MANZANITA	L	1 GAL
BOUTELOUA GRACILIS VARIETIES	BLUE GRAMA GRASS	L	1 GAL
BULBINE FRUTESCENS VARIETIES	BULBINE	L	1 GAL
CALLISTEMON VIMINALIS VARIETIES	BOTTLEBRUSH	L	5 GAL
CAREX SPECIES	SEDGE	L	1 GAL
COTONEASTER SPECIES	BEARBERRY COTONEASTER	L	1 GAL
CUPRESSUS SEMPERVIRENS VARIETIES	DWARF ITALIAN CYPRESS	M	15 GAL
DIANELLA SPECIES	FLAX LILY	M	1 GAL
DIETES SPECIES	DIETES	L	1 GAL
DODONEA VISCOSA 'PURPUREA'	PURPLE HOPSEED BUSH	L	15 GAL
ELYMUS CONDENSATUS VARIETIES	WILD RYE GRASS	L	1 GAL
EPILIBIUM CALIFORNICA	CALIFORNIA FUCHSIA	L	1 GAL
FESTUCA SPECIES	FESCUE	L	1 GAL
GREVILLEA SPECIES	GREVILLEA	L	5 GAL
HELIANTHEMUM NUMMULARIUM	SUNROSE	M	1 GAL
LIGUSTRUM SPECIES	PRIVET	L	5 GAL
LIRIOPE SPECIES	LILY TURF	M	1 GAL
LOMANDRA LONGIFOLIA VARIETIES	DWARF MAT RUSH	M	1 GAL
LOROPETALUM CHINENSE VARIETIES	FRINGE FLOWER	M	5 GAL
MAHONIA SPECIES	MAHONIA	M	5 GAL
MYOPORUM PARVIFOLIUM VARIETIES	CREeping MYOPORUM	L	1 GAL
NANDINA DOMESTICA VARIETIES	HEAVENLY BAMBOO	L	5 GAL
OLEA EUROPAEA VARIETIES	DWARF OLIVE	VL	5 GAL
PITTIOSPORUM SPECIES	PITTIOSPORUM	M	5 GAL
PODOCARPUS M. VARIETIES	SHRUBBY YEW PINE	M	15 GAL
RHAPHIOLEPIS INDICA VARIETIES	INDIA HAWTHORN	M	5 GAL
ROSA - FLOWER CARPET VARIETIES	CARPET ROSE	M	2 GAL
SALVIA SPECIES	SAGE	L	5 GAL
SCAEVOLA 'MALLOW CLUSTERS'	FAN FLOWER	L	1 GAL
TEUCRIMUM SPECIES	GERMANDER	L	5 GAL
WESTRINGIA SPECIES	COAST ROSEMARY	L	5 GAL

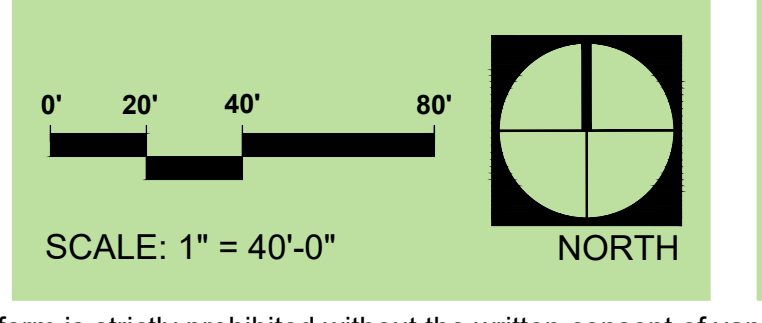
NOTE: SEE SHEET L-3.1 FOR EXPANDED PROPOSED PLANT PALETTES AND IMAGERY.

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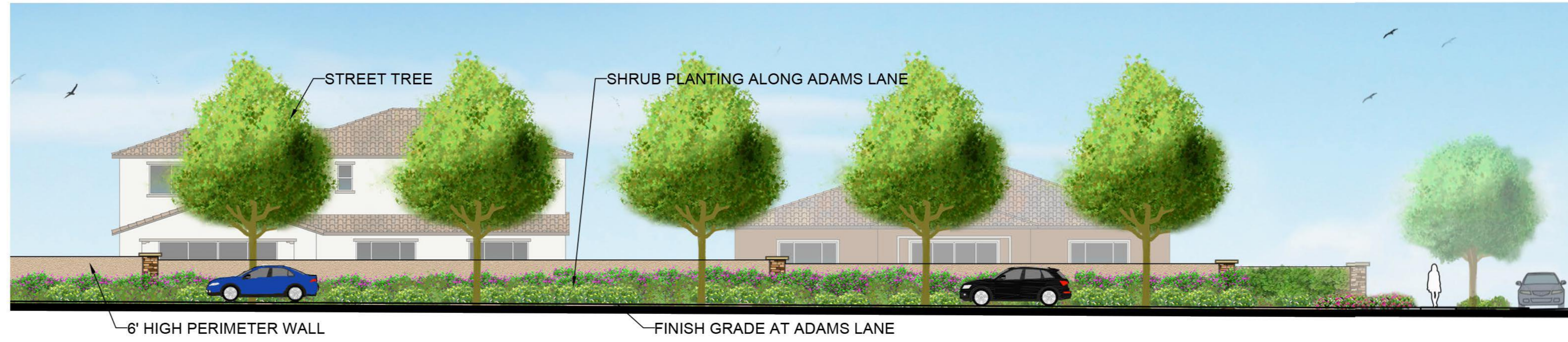
ORCHARD GROVE NORTH
Brentwood, California
SUBDIVISION 9649

OVERALL PLAN
CONCEPTUAL LANDSCAPE PLAN
FEBRUARY 14, 2024

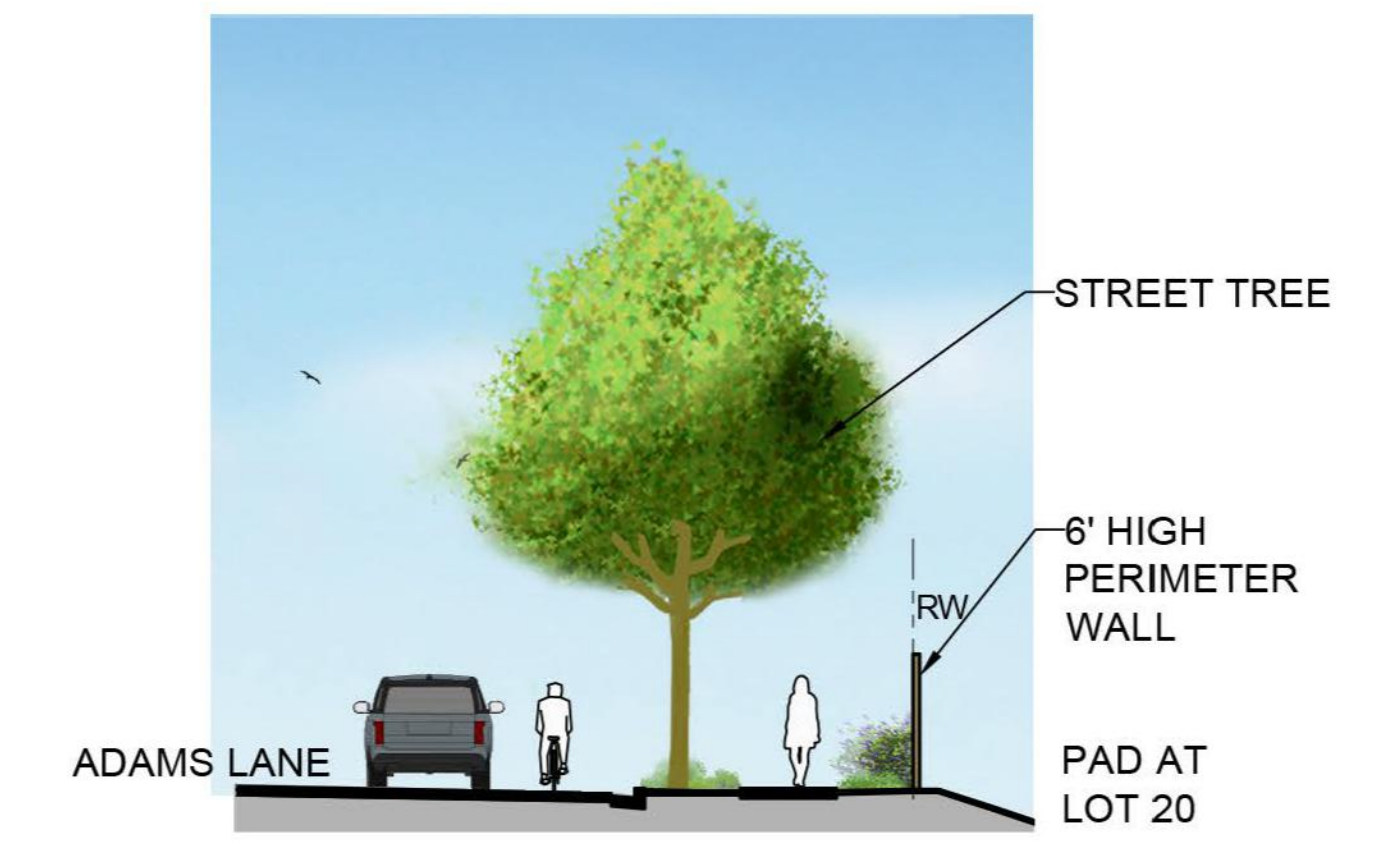
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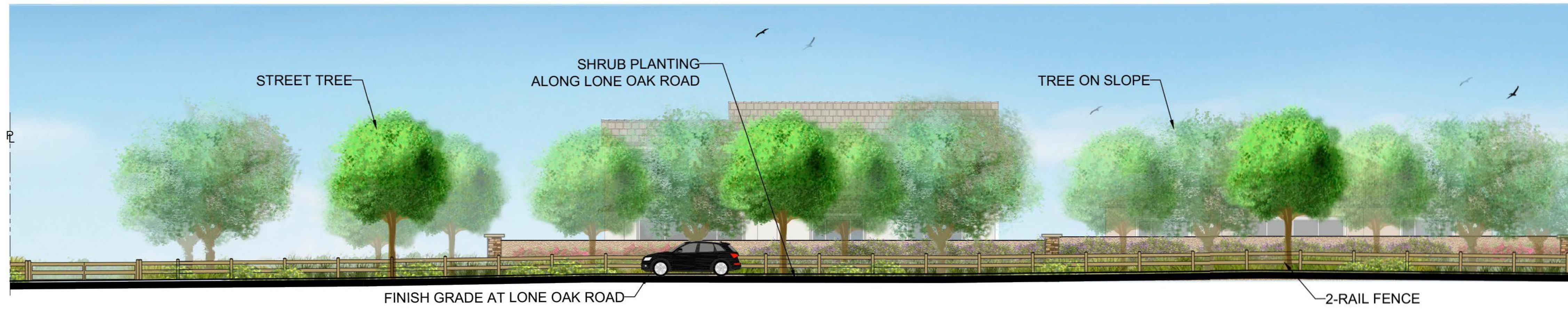
L-1.1
Project No. 04323



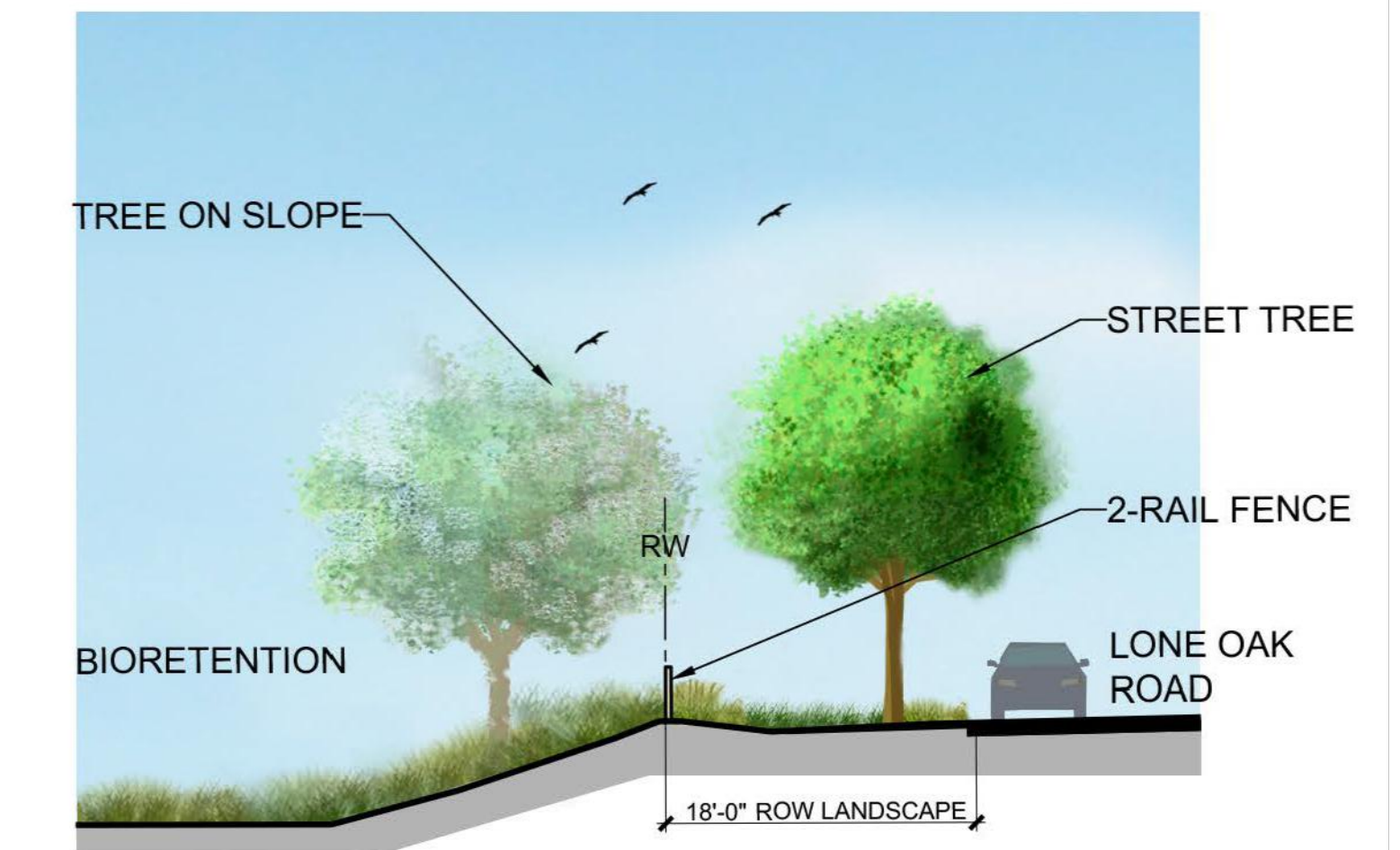
ELEVATION A'-A' - ADAMS LANE AT LOTS 19 AND 20
SCALE: 1"=10'-0"



SECTION A-A - ADAMS LANE AT LOT 20
SCALE: 1"=10'-0"

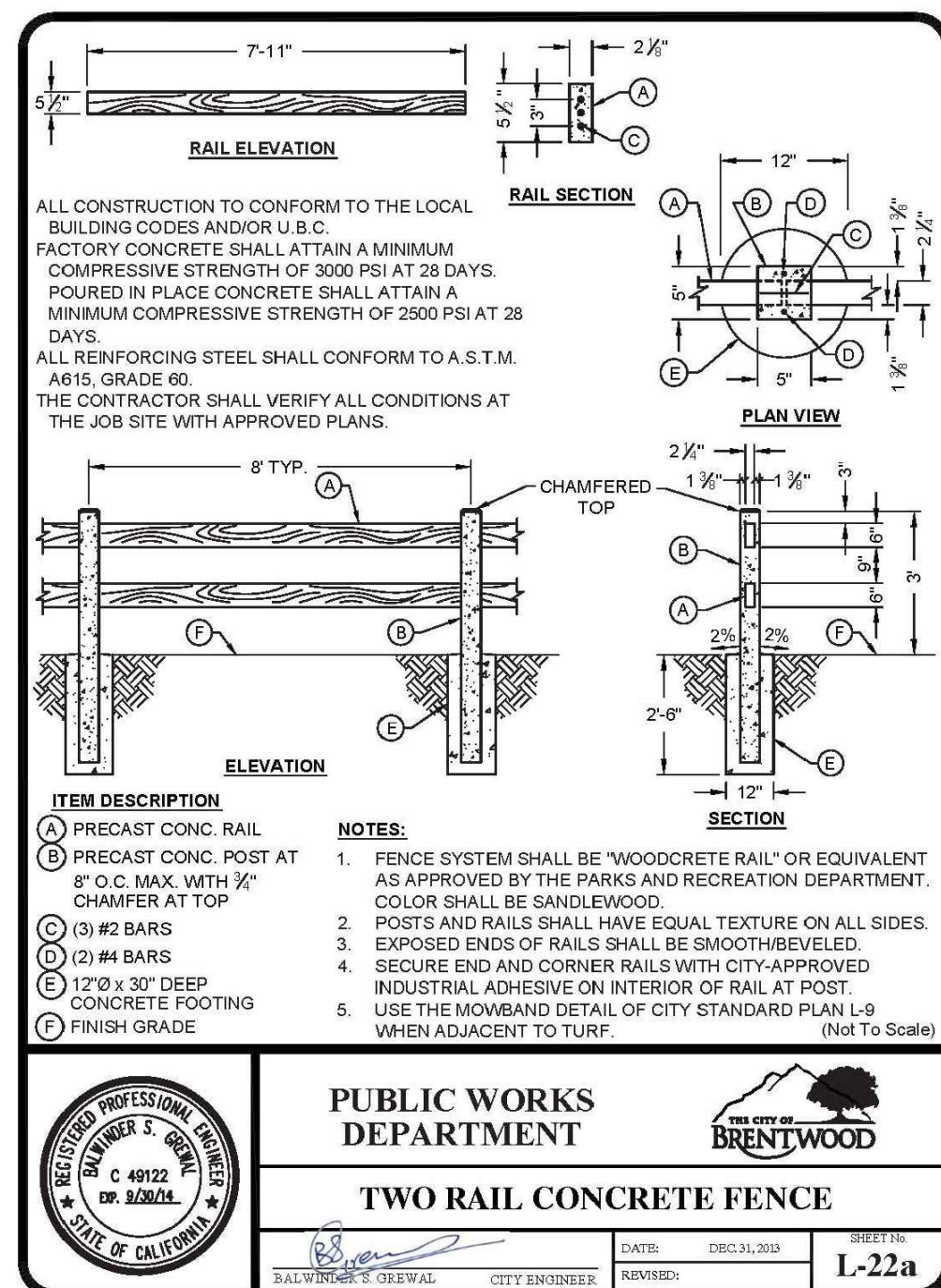


ELEVATION B'-B' - LONE OAK ROAD AT BIO-RETENTION AREA
SCALE: 1"=10'-0"

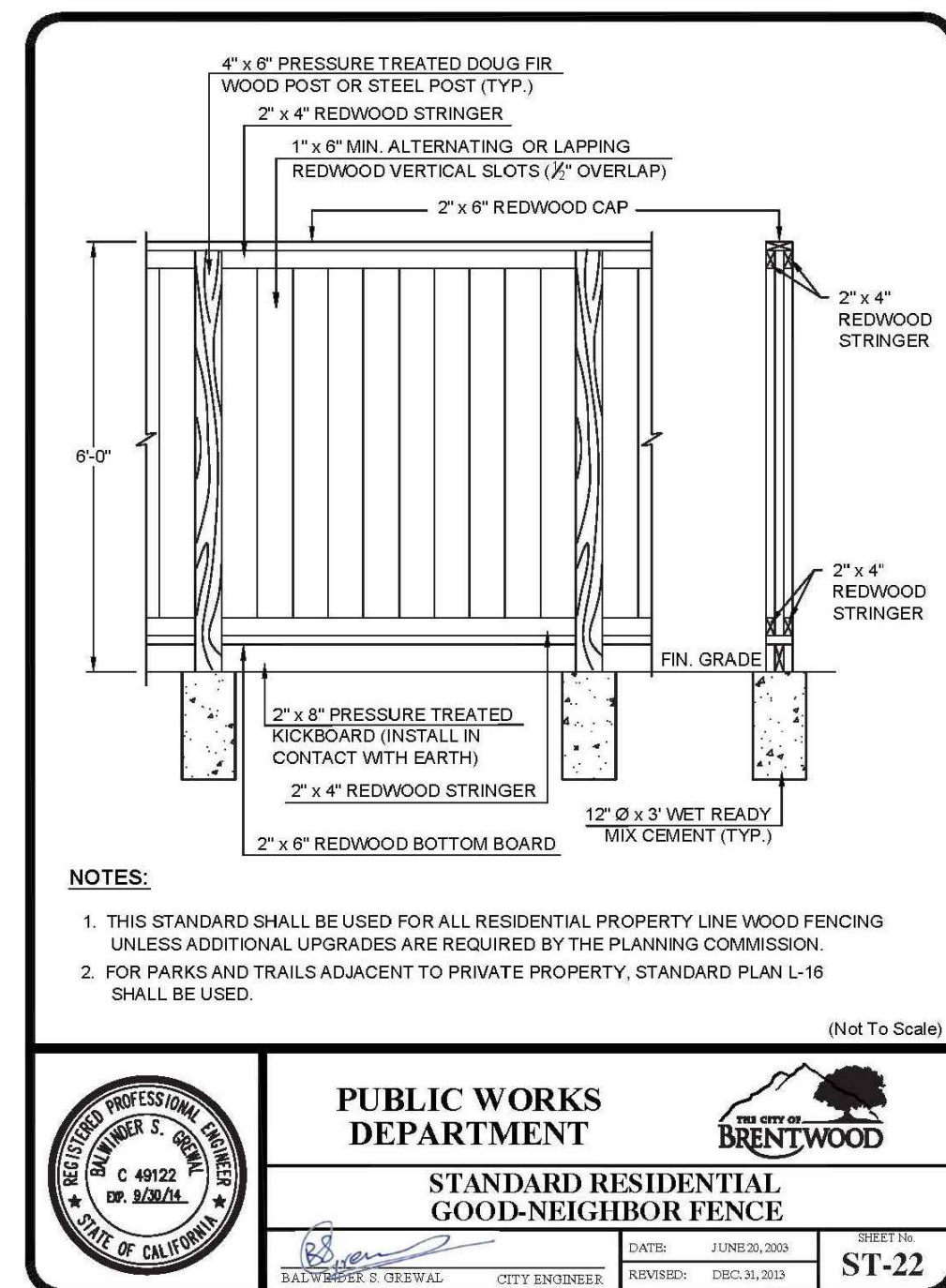


SECTION B-B - LONE OAK ROAD AT BIO-RETENTION AREA
SCALE: 1"=10'-0"

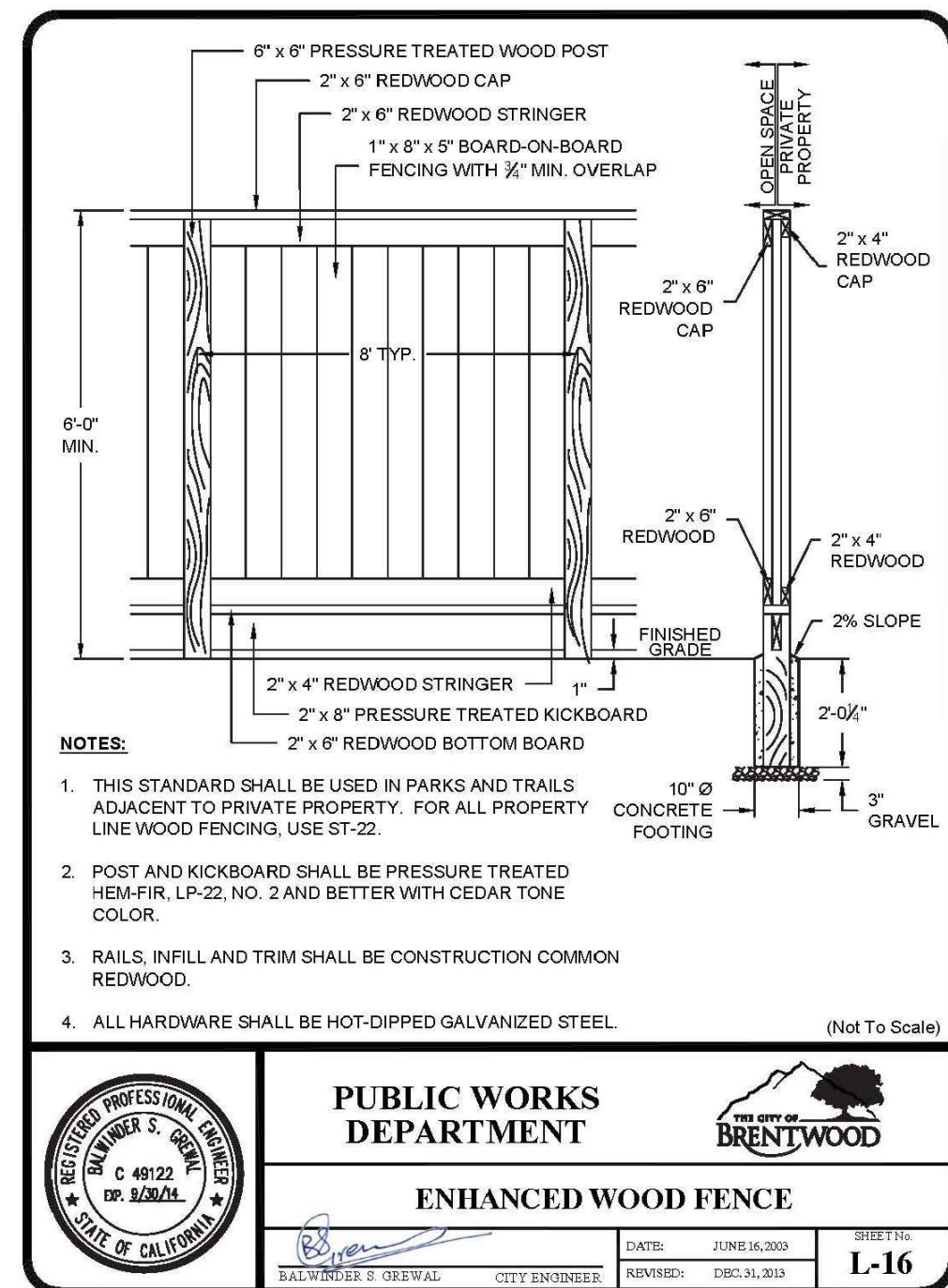
PROPOSED TREE PALETTE						
SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS	MIN. SIZE	QTY.	
FRONT YARD ACCENT TREES						
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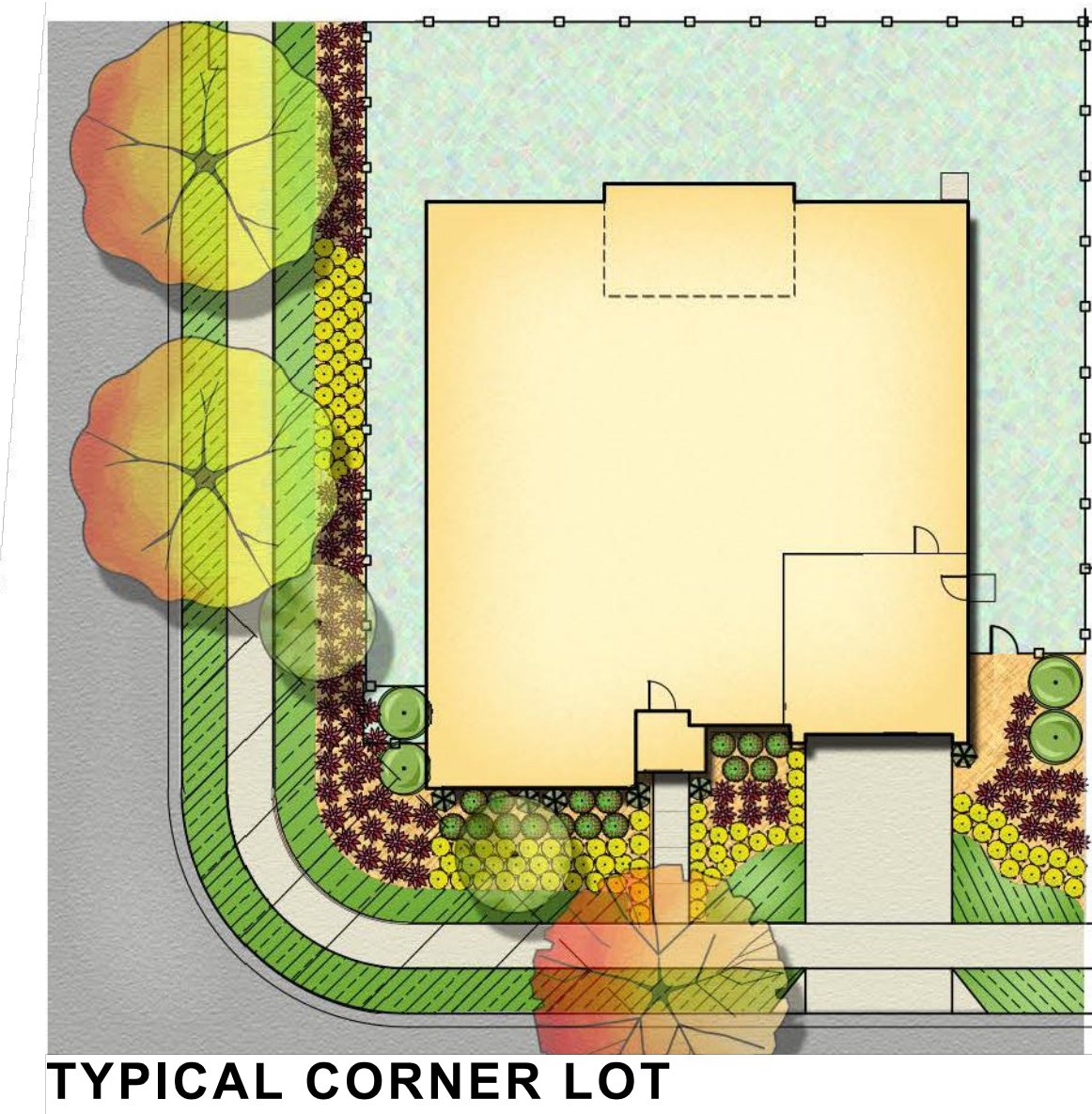
A 2-RAIL CONCRETE FENCE
N.T.S.



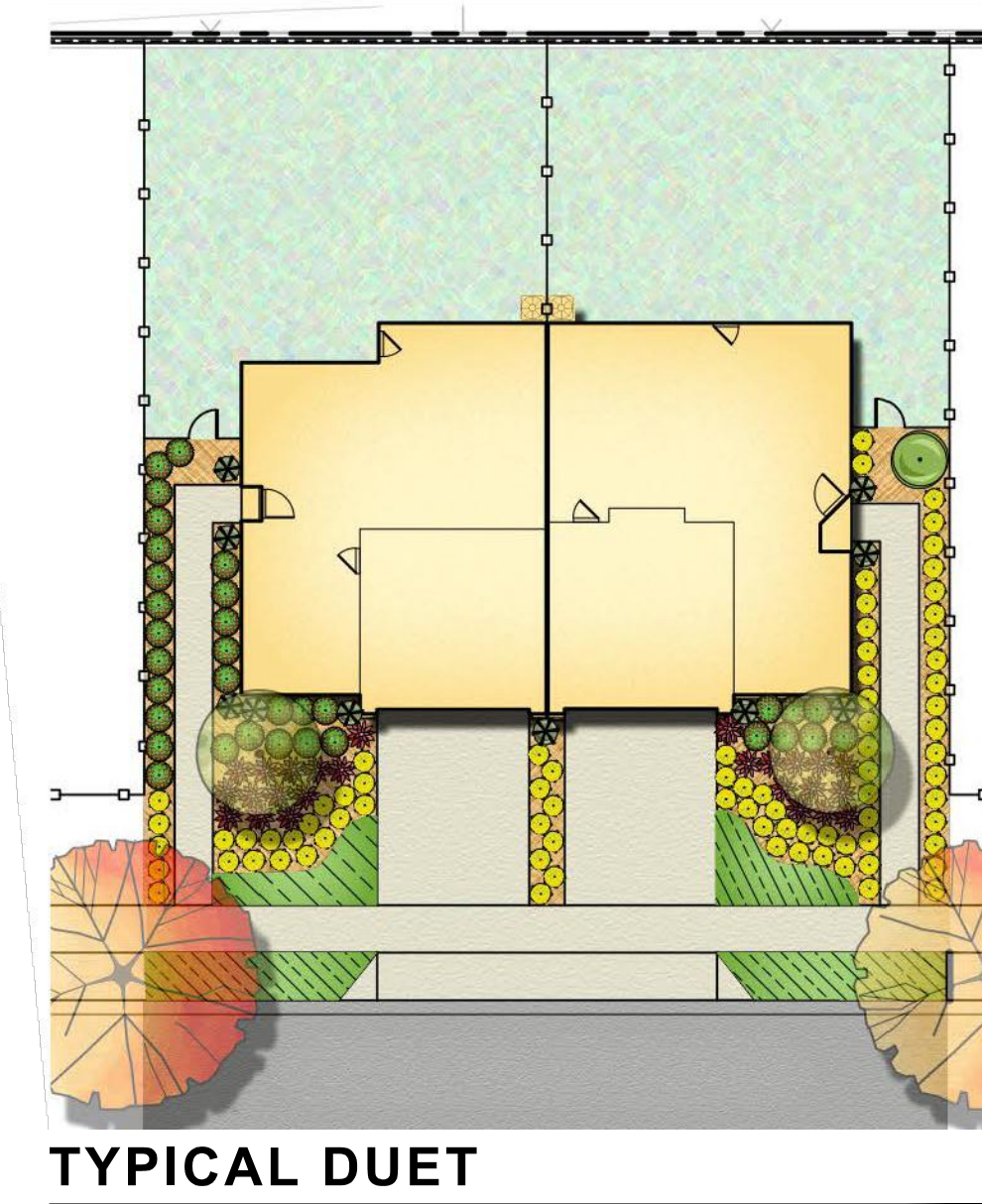
B GOOD NEIGHBOR FENCE
N.T.S.



C ENHANCED WOOD FENCE
N.T.S.

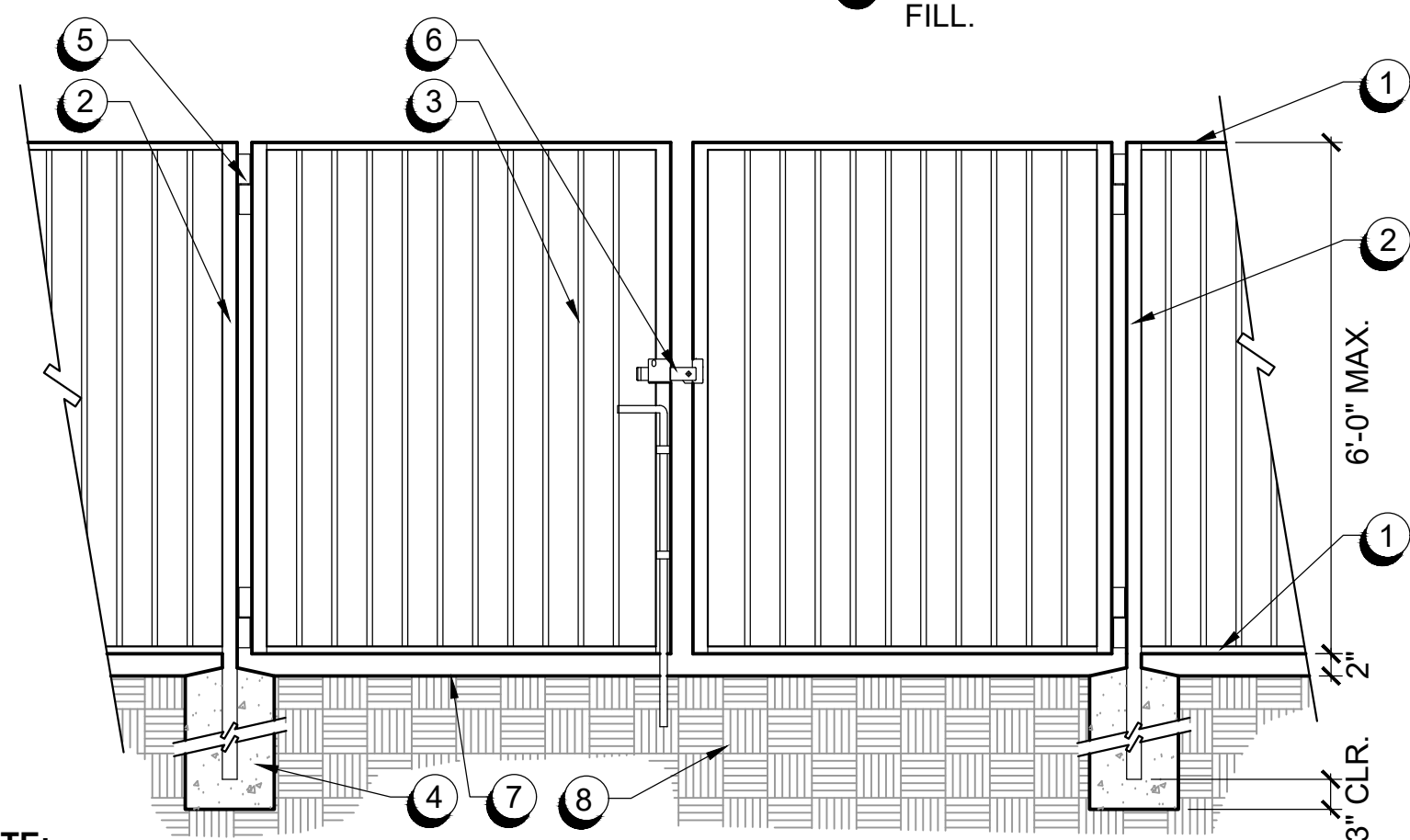


TYPICAL CORNER LOT



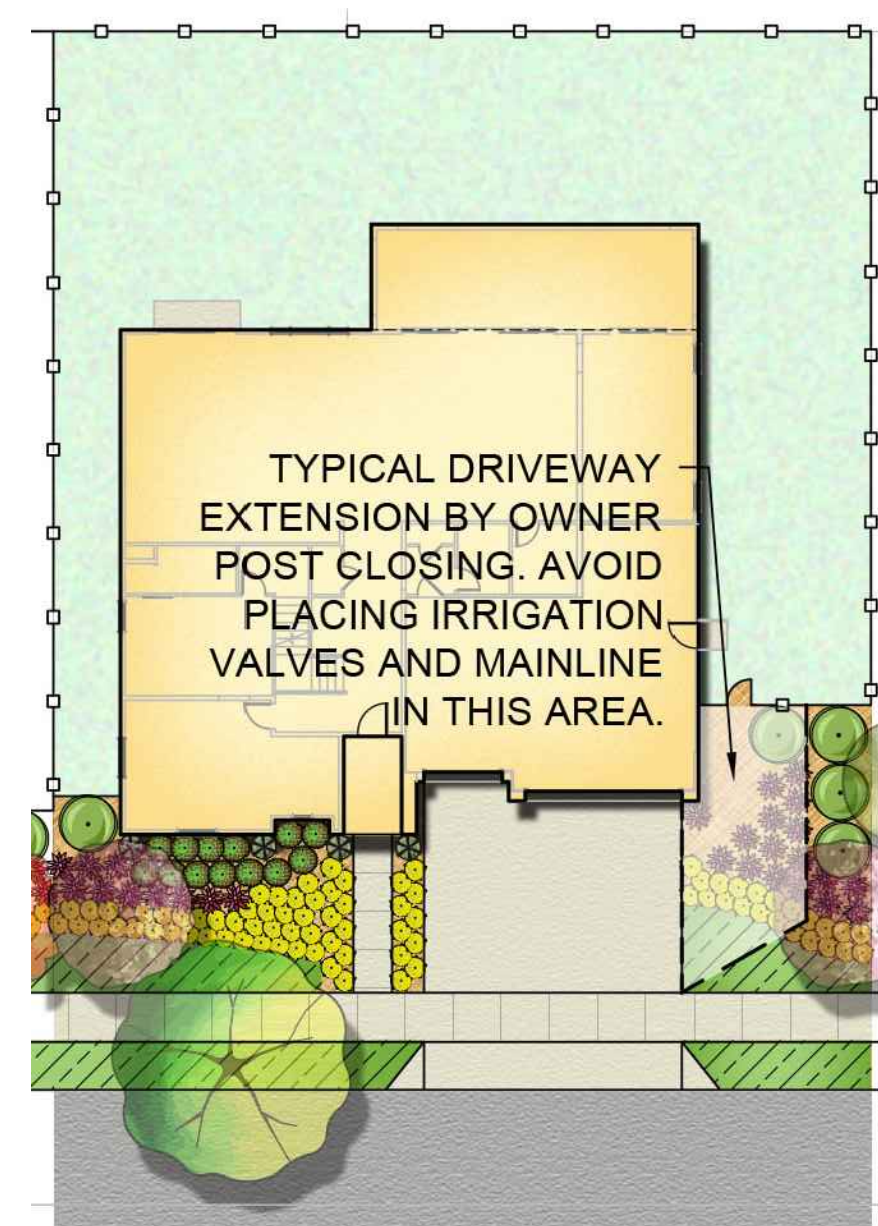
TYPICAL DUET

- 1 1" x 1-1/2" TUBULAR STEEL RAILS.
- 2 1-1/2" SQUARE TUBULAR STEEL POSTS.
- 3 5/8" TUBULAR STEEL PICKETS.
- 4 12" DIA. X 36" DEEP CONCRETE FOOTING.
- 5 WELD ON BOX HINGE.
- 6 LATCH.
- 7 FINISH GRADE.
- 8 COMPACTED SUBGRADE OR ENGINEERED FILL.

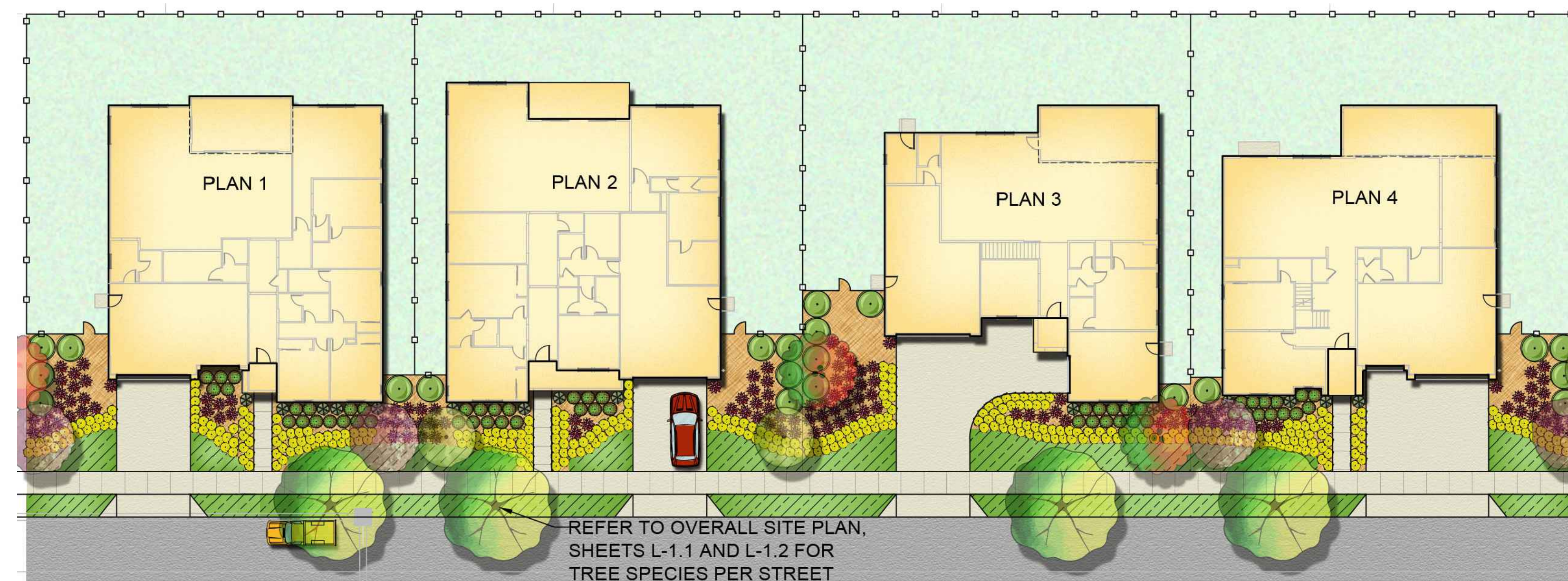


- NOTE:
- ALL WELDS TO BE GROUND SMOOTH.
 - ALL STEEL SHALL BE PAINTED WITH ONE COAT PRIMER AND TWO COATS BLACK SEMI-GLOSS ENAMEL PAINT.
 - PICKETS AND RAILS SHALL BE SPACED SO THAT A 4" SPHERE CANNOT PASS THROUGH ANY OPENING.

D TUBE STEEL FENCE AND GATE
SCALE: 1/2" = 1'-0"



TYPICAL DRIVEWAY EXTENSION FOR R.V. PARKING



TYPICAL FRONT YARD PLANTING

REFER TO OVERALL SITE PLAN, SHEETS L-1.1 AND L-1.2 FOR TREE SPECIES PER STREET