B. LANDSCAPE

B.1 LANDSCAPE CONCEPT – See Exhibit 1

The following Landscape Design Guidelines supplement the Laguna Ridge, City of Elk Grove, Specific Plan document, dated June 16, 2004. These guidelines are also intended to supplement the minimum requirements of the regulations per the City of Elk Grove Municipal Code, Zoning Code, development standards and other City policies.

Conditions of approval for Del Webb at Laguna Ridge tentative subdivision map (EG-03-479) dated 05/19/05 and the conditions of approval for the Grove at Laguna Ridge tentative subdivision map (EG-04-764) dated 05/19/05 are a part of the following Design Guidelines document.

The Design Guidelines reiterate design objectives of the above mentioned specific plan, establish development standards that ensure implementation of the design concept, and serve as zoning regulators for the development of the property within the Specific Plan boundary.

The planning concept for Laguna Ridge is implemented in two ways: (1) create a walkable pedestrian – oriented environment, (2) create community spaces in the form of Recreation Centers, parks and open space corridors, which allow residents of Laguna Ridge to come together to use and enjoy their shared community. The Refined Conceptual Landscape Plan as prepared for Phases I and II, as depicted in Exhibit 1. This same approach will be applied to Phases III and IV, and will be incorporated into this document at a later date.

B.2 PEDESTRIAN ENVIRONMENT

Pedestrian friendly environments within Laguna Ridge are created by providing usable pedestrian connections through community trails, paseos and safe, pleasant streetscenes. Residents of Laguna Ridge may walk from their home to community parks, a Recreation Center, a high school, an elementary school, commercial areas, transit stops, and from one neighborhood to another via a meandering paseo or sidewalk, in many cases without crossing a major collector road. On arterial collector streets, there are striped bike lanes adjacent to the curb, and on local residential streets, bike lanes share the travel lane with vehicles. On Whitelock Parkway, there is a dedicated 14’ wide Class I off-street bicycle/pedestrian combination trail which provides a major east-west connection. In addition to the bike lanes, several 8’ wide meandering walkways within a 40’ wide minimum width paseo / greenbelt provide north-south pedestrian and bicycle connections between Whitelock Parkway and Big Horn Boulevard. These paseos connect to residential neighborhoods and ultimately connect to the proposed Civic Center and community park. Seating and picnic areas are located along the Class I off-street bicycle/pedestrian trail as well as along the north-south paseos. In addition, large scale shade trees are planted along all paseos and walkways to help cool the sidewalk and paseos, and create a pleasant physical environment. There are two (2) pedestrian bridges over the grand paseo drainage corridor adjacent to Whitelock Parkway, which facilitates paseo connections from the meandering Class I trail to the north-south paseo systems. See the Grand Parkway Exhibits for pedestrian bridge locations. In addition there are five (5) pedestrian bridges crossing the wetlands riparian habitat mitigation area, facilitating additional pedestrian connections across this drainage corridor.

B.3 BIKEWAYS

There is an extensive Class I and Class II bike trail system proposed for Laguna Ridge. The Class I bike trail provides a major east-west connection between Bruceville and ultimately to Highway 99. The Class I bike trail features the following:

- 10’-0” wide meandering concrete bicycle trail with a 4’-0” wide adjacent decomposed granite pedestrian trail. (2’ level area is required on all sides of the bicycle trail.)
- Off-street – no closer than 10’-0” to streetscene curb
- 14’-0” vertical clearance is required above the bicycle trail
- Also, refer to Streetscene Section for Whitelock Parkway

Class II bike lanes are located along every arterial and provide a dedicated striped 7’-0” or 8’-0” wide zone on both sides of the street. The Class II bike lanes feature the following:

- 5’-0” striped bike lane plus gutter (8’-0” total) on Bruceville Road
- 4’-0” striped bike lane plus gutter (7’-0” total) on (both sides of the street) on:
  - Big Horn Boulevard
  - Laguna Springs Drive
  - Civic Center Drive
  - Lotz Parkway
  - Neighborhood collectors and local neighborhood streets do not include a dedicated striped bike lane.
- Elk Grove Boulevard- 14’ wide Class I off street bikeway.
- Refer to streetscene sections for all streets above.

B.4 LANDSCAPE DESIGN ELEMENTS

Landscape design elements, which include the major planting and thematic hardscape features that occur at the community and neighborhood level, establish and reinforce the design theme and community feeling for Laguna Ridge. Major thematic elements such as stone monument walls at entries, planter walls, theme structures, special paving, thematic lighting and heritage trees set the theme for Laguna Ridge. Streetscene design and the relationship of the grand paseo and the greenbelt paseo system to the community also serve to enforce the unique identity of Laguna Ridge, setting it apart from other communities.
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Exhibit 1 Conceptual Landscape Plan

LAGUNA RIDGE
Elk Grove, California

Section B - Landscape Design Patterns and Objectives
B.5 COMMUNITY MONUMENTATION – See Exhibits 2, 3, 4, 5, 6, 7, 8, 9, and 10

Community monumentation elements are located at community entry points and at key intersections to provide a sense of arrival and establish the identity of Laguna Ridge Phase I and II. The monumentation elements are developed at a hierarchy of scales consistent with their location and relationship to community and neighborhood features. Thematic materials, with local historical significance, textures and colors are repeated in all monuments hierarchies to reinforce the identity of Laguna Ridge as a distinct community. To further define the community, thematic rail fencing with stone pilasters will run along Whitelock Parkway and along the greenbelt and paseo corridors.

With the exception of direction and residential street signs for traffic control, all permanent monumentation signage are constructed of natural and natural appearing materials such as natural stone man-made stone and wood and set within a thematic landscape setting.

Community Entry Monumentation within Laguna Ridge is located at the following intersections and are classified as follows (Phases III and IV Entry Monumentation will be in addition to the following):

- **District Monumentation** – Three (3) locations
  - At Bruceville Road and Civic Center Drive
  - At Civic Center Drive and Big Horn Boulevard
  - At Civic Center Drive and Laguna Springs Drive

- **Primary Community Monumentation** – One (1) location
  - At Whitelock Parkway and Big Horn Boulevard

- **Secondary Community Monumentation** – Three (3) locations
  - At Lotz Parkway and Laguna Springs Drive
  - At Lotz Parkway and Big Horn Boulevard
  - At Bruceville Road and Whitelock Parkway

B.5.1 District Monumentation – See Exhibits 2 and 3

These monumentation occur in three (3) locations along Civic Center Drive, at the intersections of Bruceville Road, Big Horn Boulevard and Laguna Springs Drive. The district monumentation feature a 55'-0" wide setback at all corners, and include the following elements:

- 18” high stone seat walls with concrete cap.
- Stone pilasters with concrete cap, with streetscene thematic rail fencing.
- Thematic heavy timber craftsman style entry structures with stone columns (all corners).
- Specimen trees, - one (1) at each corner (60” box)
- Pedestrian enriched paving (interlocking pavers).
- Vehicular enriched paving in crosswalks (interlocking pavers).
- Pedestrian enriched paving (interlocking pavers).
- Vertical evergreen backdrop trees – 36” box minimum.
- Secondary walkway connections to adjacent land uses.
- Enriched landscaping at entry threshold areas. 25% 15 gallon shrubs, 75% 5 gallon shrubs.

B.5.2 Primary Community Monumentation – See Exhibits 4 and 5

This monumentation occurs at one (1) location at the intersection of Whitelock Parkway and Big Horn Boulevard. The primary community monumentation features a 75'-0" wide setback at all corners and include the following elements:

- 18” high seat walls with concrete cap.
- Thematic heavy timber (craftsman style) entry structures with stone columns.
- Specimen trees – two (2) at each corner (60” box)
- Transit stops with benches and shade structures.
- Plaza accent trees (48” box).
- Commercial monument feature (at commercial land uses) including stone seat wall with concrete cap and sculpture opportunity.
- Pedestrian enriched paving (interlocking pavers).
- Vehicular enriched paving in crosswalks (interlocking pavers).
- Pedestrian Plaza at commercial land uses.
- Enriched landscaping at entry threshold areas – 25% 15 gallon shrubs, 75% 5 gallon shrubs.
- Theme lighting.

B.5.3 Secondary Community Monumentation - See Exhibits 6 and 7

The secondary community monuments occur at three (3) locations, at Laguna Ridge Road and Laguna Springs Drive, at Laguna Ridge Road and Big Horn Boulevard and at Bruceville Road and Whitelock Parkway. The secondary community monumentation feature a 55'-0" wide setback at all corners and include the following elements:

- Solid community wall at back of the corner setback.
- Theme lighting.
• 18” high stone seat/planter wall with concrete cap.
• Stone pilasters with concrete cap, with streetscene thematic rail fence.
• Thematic heavy timber (craftsman style) entry structures with stone columns – two (2) at each corner spanning the sidewalk.
• Specimen trees – one (1) at each corner (60” box)
• Pedestrian enriched paving (interlocking pavers).
• Vehicular enriched paving in cross walks (interlocking pavers).
  ○ Community accent paving - interlocking pavers with white concrete band (add no Lamp black).
  ○ All interlocking pavers to be installed per city of Elk Grove standard detail.
• 2'-6” high hedge rows – 5 gallon minimum.
• Stone-faced community walls along entry road.
• Neighborhood entry accent trees – (36” box minimum).
• Enriched landscaping at entry threshold areas – 25% 15 gallon and 75% 5 gallon shrubs.
• Pedestrian enriched paving (interlocking pavers).
• Specimen trees – one (1) at each corner at collector road intersection (48” box minimum).
• Theme lighting.

B.5.4 Neighborhood Entry Monumentation – See Exhibits 8a, 8b, 8c, 9, 10 and 11

The neighborhood entry monuments occur at nine (9) locations, where neighborhood entries occur along all perimeter collector streets. These neighborhood entries feature an expanded setback at all corners, and include the following elements:

• 2’-8” high stone wall with concrete cap.
• Thematic heavy timber (craftsman style) entry structure with stone columns (one (1) each corner).
• Specimen trees – one (1) at each corner at collector road intersection (48” box minimum).
• Pedestrian enriched paving (interlocking pavers).
• Vehicular enriched paving in cross walks and entry road (interlocking pavers).
  ○ Community accent paving - interlocking pavers with white concrete band (add no Lamp black).
  ○ All interlocking pavers to be installed per city of Elk Grove standard detail.

B.5.5 Up-Graded Neighborhood Entry Monumentation - See Exhibit 8d

The up-graded neighborhood entry roads occur at one (1) location on Bruceville Road and at one (1) location on Whitelock Parkway. All the above elements per the neighborhood entry apply with the following exceptions:

• Developers are encouraged to create up-graded neighborhood entries to provide variety.
• All up-graded neighborhood entries should be designed utilizing the community landscape design features as shown on pages B.20 - B.26 and per the design amenities.
• Entry on Whitelock Parkway has no median island and features a stone wall with thematic bridge railing and craftsman style theme structures along the streetscene edge.
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Exhibit 2 District Monumentation Plan

Scale 1" = 50'
Exhibit 3  District Monumentation Elevation

- **District Monumentation**
- **Commercial Frontage**
- **Street Trees**
- **Specimen Tree**
- **Bench**
- **District Trellis Structure**
- **18' High Seat Wall**

**District Monumentation Enlargement**

**Scale: 1" = 0'-0"**
Exhibit 5 Primary Monumentation Elevation

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Exhibit 7  Secondary Monumentation Elevation

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**Exhibit 8c Neighborhood Entry Plan ‘C’**

- **Exhibit B.25 Neighborhood Entry Landscaping Plan for Tree Layout**
  - **Neighborhood Entry Accent Trees (See Community Plant Palette)**

**Neighborhood Street Trees (See Community Plant Palette)**

**Theme Trellis Structure at 36’ and 25’ LD2 Conditions Only**

- **30” x 36” high stone clad plaster with 2” precast cap**

- **6” Type 3 curb when shrub area is adjacent to sidewalk (Typ)**

- **Neighborhood Entry Accent Trees (See Exhibit B.18 Neighborhood Entry Landscaping Plan)**

- **Note:** All monumentation corners to be automatically irrigated and to be city maintained.

**Community Accent Paving - Interlocking Pavers with White Concrete Band**

- **Street Tree**

**Small Shrubs**

- **3 gallon minimum**
- **Select from the following**
  - Agapanthus africanus "Queen Anne"
  - Buxus japonica "Green Beauty"
  - Eucalyptus "Territory"
  - Lavandula "Bip" (Lavender)
  - Pittosporum tobira "Wheeler’s Dwarf"
  - Raphiolepis indica "Clara"
  - Roynharia officinalis "Londonderry de Forest"
  - Trachelospermum "Jasminoides"

**Medium Sidewall Shrubs**

- **5 gallon minimum**
- **Select from the following**
  - Choisya "Venusta"
  - Pittosporum tobira "Variegata"
  - Prunus laurocerasus "Otto Luyken"
  - Raphiolepis indica "Thermochromis"
  - Robynharia officinalis "Collingwood Ingram"
  - Westringia fruticosa

**Specimen Tree (Typ)**

(See Community Plant Palette)

**3’-0” high stone clad wall w/ 2” x 16” precast conc. cap**

**Vines on Wall**

- **5 gallon minimum**
- **Partenocissus tricuspidata**
- **5’ on center spacing**

**Accent Shrubs and Ground Cover**

(See Exhibit B.25 Neighborhood Entry Landscaping Plan for Shrub and Tree Layouts)

Scale 1” = 20’
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Exhibit 8d  Neighborhood Entry Plan ‘D’

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LAGUNA RIDGE THEME STONE CLAD WALL WITH THEME PILASTERS
- 2'-0" HIGH MONUMENTATION WALL
- 3'-0" STONE CLAD PILASTER WITH 2" PRECAST CONCRETE THEME CAP
  - 30" SQUARE AT BASE
  - 25" SQUARE AT TOP
  - 28" SQUARE CAP

LEGAL RIDGE THEME STONE CLAD WALL WITH THEME PILASTERS
- 6'-0" HIGH SPLIT FACE 'PROTO II' WALL WITH SPLIT FACE PILASTERS
- 6'-0" TYPE 3 CURB WHEN SHRUB AREA IS ADJACENT TO SIDEWALK (TYP)

STONE PILASTER
OPTIONAL FOUNTAIN AND PLANTER WALLS
STONE CLAD PILASTERS W/ TIMBER OVERHEAD
SPECIMEN TREE (TYP) (SEE COMMUNITY PLANT PALETTE)

COMMUNITY ACCENT PAVING - INTERLOCKING PAVERS WITH WHITE CONCRETE BAND

COMMUNITY ACCENT PAVING - INTERLOCKING PAVERS WITH WHITE CONCRETE BAND

NOTE: ALL MONUMENTATION CORNERS TO BE AUTOMATICALLY IRRIGATED, AND TO BE CITY MAINTAINED.

6'-0" SPLIT FACE PILASTER
6'-0" TURF PARKWAY
6'-0" WIDTH MINIMUM LANDSCAPE DEVELOPMENT ZONE AT EACH SIDE
- 6' PARKWAY
- 6' BUFFER BETWEEN WALK AND WALL

SMALL SIDEYARD SHRUBS
- 1-GALLON MINIMUM
- SELECT FROM THE FOLLOWING:
  - ADAPANTHUS AFRICANUS "QUEEN ANN"
  - BURUS JAPONICA "GREEN BEAUTY"
  - EUCALYPTUS TERRI
  - LAVENDER SPII
  - PITTOSPORUM TOURA "WHEELERS DWARF"
  - RHAPHIOLEPIS INDICA "CLARA"
  - ROSEMARY OFFICINALIS "LONDON DE FORREST"
  - TRACHELOSPERMA JASMINOIDES

MEDIUM SIDEYARD SHRUBS
- 5-GALLON MINIMUM
- SELECT FROM THE FOLLOWING:
  - DIETES VIGETE
  - PITTOSPORUM TOURA "VANEGATA"
  - PRUNUS LAUCOGRAPHA OTTO LOYSEN
  - RHAPHIOLEPIS INDICA SPRINGTIME
  - ROSEMARY OFFICINALIS "COLLINGWOOD INGRAM"
  - WESTFALIA FRITICOSA

7'-0" WIDE MEANDERING WALK WHERE OCCURS

Scale 1" = 30'
Exhibit 11 Neighborhood Collector Landscape Section
B.6 COMMUNITY WALLS AND FENCES – See Exhibits 12 and 13

Walls and fences are used in Laguna Ridge to provide safety and privacy along arterial and collector roads, and also delineate homeowner property boundaries. Where perimeter walls are used along arterials, and collector roads, a solid 6'-0" high split face block “Proto II” wall system shall be used. Where homeowner property line walls are used along the Grand Parkway, paseos and the mitigation channel edge, an ornamental iron fence shall be used, in lieu of solid walls. Other Residential property lines shall be fenced with either a standard wood fence or an enhanced wood fence. See Exhibit 12 Community Walls and Fences Plan for wall and fence locations and Exhibit 13 for Community Walls and Fencing Elevations.

General guidelines for use of fences and walls are provided below:

- Solid split face community walls are located at the back of the streetscene Landscape Development Zone (LDZ) on Bruceville Road, Big Horn Boulevard, Civic Center Drive, Laguna Ridge Road, Neighborhood collector streets (adjacent to side and rear yards).
- Community walls are not used where multi-family, schools, public buildings, parks and open space are adjacent to streets. At these locations, a 6" wide concrete maintenance curb is used in lieu of a community wall.
- Split face block walls shall be constructed using a “Proto II” wall system.
- Split face block walls shall be constructed using 8” x 16” block, mission color #201, as available from Orco Block Company or equal.
- Solid split face community walls shall be no higher than 6'-0" above grade.

- Ornamental iron fence is used at all residential property lines, when the residential rear yards are adjacent to the Grand Parkway on Whitelock Parkway and along paseos and the Habitat Mitigation Channel.
- Builders may install an optional combination wall/ fence featuring a 2"-0" high low wall with a 4'-0" high iron fence atop in lieu of the 6'-0" ornamental iron fence along paseos, Whitelock Parkway or the Habitat Mitigation Channel.
- 6'-6" high split face pilasters are located at 100’ - 120’± on center spacing and at, change of direction.
- A 6'-0" high wood property line fencing is used at homeowner side and rear yards. An enhanced wood fence shall be used when side or rear yards are adjacent to a neighborhood street.
- Community walls along collector streetscene shall be maintained by whoever is maintaining the streetscene landscaping.
Section B - Landscape Design Patterns and Objectives

EXHIBIT 13  Typical Community Walls And Fences

**Laguna Ridge Design Guidelines**

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**Finish Note:**

1. Split Face Wall Color: Tan by ORCO Block Company - or equal.

2. Stepstone Concrete Caps on Walls Classic Wall Cap Color: Cafe Brown by Stepstone Inc. - or equal.


4. Woodcrete Theme Rail Fence Color: Davis Sandstone Color (Woodcrete Standard Color)

5. Tubular Steel Fence Color: Benjamin Moore - Black

6. Enhanced Wood Fence Stained with Olympic Solid Body Stain Color: Navajo by Olympic Stain

7. Community Wood Fence Color: Unstained

8. ORCO Block Available through: ORCO Block Company Inc. 1700 Beach Blvd. Stanton, CA 90680

9. Stepstone Plaster and Wall Caps Available through: Stepstone Inc. 17025 S. Main St. Gardena, CA 90248 (800) 572-9029

10. Woodcrete Concrete Rail Fence Available through: Designer Concrete Fences 4925 Sepulveda Blvd. Sherman Oaks, CA 91403
The Site Plan for Laguna Ridge is based on the principle that all neighborhoods would provide for pedestrian connectivity. This goal is achieved in numerous ways. First, Bruceville Road, Big Horn Boulevard, Laguna Springs Drive, Laguna Ridge Road (east of Big Horn Boulevard) and the south side of Whitlock Parkway all contain a 7'-0" wide sidewalk separated from the street by either a variable width or a standard width turf parkway. Civic Center Drive provides a 6'-0" wide sidewalk. Second, there is a 10'-0" wide meandering Class I bicycle trail which parallels Whitlock Parkway with an adjacent 4'-0" wide decomposed granite trail, within 'The Grand Parkway' providing a major east-west project connection. Third, there are 8'-0" wide meandering trails located within paseos / greenbelts and along the Habitat Mitigation Channel, providing pedestrian connections through Laguna Ridge connecting Whitlock Parkway paseo system to Big Horn Boulevard and to future off-site paseos and trail systems. The streetscene parkways along the perimeter collector streets have been established to accommodate a walkway/road separation and street trees, which provide a shady sidewalk, for a more comfortable pedestrian movement. This pedestrian system, with its greenbelts and trails, is intended to create a continuous pedestrian network utilizing paseos and expanded parkways along perimeter collector roads to link residential neighborhoods to off site trail systems, and to neighborhood parks and the community recreation center. The greenbelt trail will also serve to establish a strong community fabric and provide connections between neighborhoods and provide a direct and safe pedestrian circulation system, in many cases without crossing a major collector road. See Exhibit 14 for overall pedestrian circulation plan and Exhibit 15 for typical paseo plans and sections.

All trails within paseos shall have pedestrian lighting, when these trails are located away from a streetscene corridor. Type of light fixtures and spacing shall be per the City of Elk Grove codes and regulations. Light fixtures shall be approved by the City.
Exhibit 14 Pedestrian Circulation And Bike Trail Plan

Scale 1" = 500’
Exhibit 14  Pedestrian Circulation And Bike Trail Plan

LEGEND
- NEIGHBORHOOD COLLECTOR (CARS)
- NEIGHBORHOOD PERIODIC (CARS)
- NEIGHBORHOOD PERIODIC (BICYCLES)
- PRIMARY COLLECTOR (CARS)
- PRIMARY COLLECTOR (BICYCLES)
- GROUNDED PATHWAY (WALKING)
- GROUNDED PATHWAY (BIKE TRAIL)
- 100 METER PATH
- 120 METER PATH
- LOCAL LinkAGE STREETF (CARS)
- LOCAL LinkAGE STREETF (BICYCLES)
- CLASS ONE BIKE TRAIL (WIDE)
- CLASS TWO BIKE TRAIL (NARROW)

Scale 1” = 500'
Exhibit 15  Typical Pedestrian Paseo Plan And Section

Sections:
- **Section B** - Landscape Design Patterns and Objectives

**LAGUNA RIDGE Design Guidelines**

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**Scale 1" = 20'**

**NOTES:**
- FENCING CONFIGURATIONS AT LOCATIONS WHERE PASEO INTERSECT WITH CROSS STREETS SHALL BE DESIGNED TO THE SATISFACTION OF THE CITY OF ELK GROVE TO ENSURE MAINTENANCE OF VISIBILITY TO THE STREETS.
B.8 STREETSCENE LANDSCAPING – See Exhibits 16 through 35

The landscape treatment for streetscenes in Laguna Ridge are designed to create an open, welcoming feel for people entering the Community. Street trees are the primary delineators within the landscape which aesthetically soften the environment along street corridors. Street trees provide pedestrian scale and create a pedestrian friendly image. Ideally, street trees will create a continuous tree canopy along the street which aids in contributing to creating a pedestrian friendly streetscape. Randomly spaced background trees on some streets are intended to supplement the streetscape character and aid in softening pedestrian views of adjacent architecture.

The following are streetscene general landscaping requirements:

- Minimum street tree and background tree size is 15 gallon.
- One-third (1/3) of all street trees shall be 24" box or larger.
- All street trees shall be selected from the street tree plant palette.
- One dominant street tree shall be specified on each street.
- Specimen trees are utilized at monumentation corners and neighborhood entries.
- Street trees on Bruceville Road are randomly spaced. Gaps between tree groupings shall not exceed 100 feet.
- Street trees which are not randomly spaced shall not exceed 50'-0" on center spacing.
- Street trees located within a standard width parkway shall be centered in the parkway.
- All street trees shall be staked per the City of Elk Grove requirements.
- Street trees and background trees shall be a combination of deciduous and evergreen trees for purposes of screening and creating seasonal change.
- Two (2) trees shall be planted on each residential lot, with one of the trees designated as a street tree. The second tree shall be planted in the residential front yard. The street tree and front yard tree may be different varieties, to create streetscene interest.
- Trees planted in residential front yards shall be 15 gallon minimum.
- All trees planted closer than five (5) feet to a hardscape element shall have a linear root barrier installed adjacent to all hardscape elements at time of planting tree.

B.8.1 Bruceville Road (Exhibits 16 and 17)

This major arterial road which runs between Civic Center Drive and White Lock Parkway and features a 36'-0" wide Landscape Development Zone (LDZ) as measured from the streetscene curb to the property line wall. The existing median island improvements will also be addressed. The other side of the street is existing.

This street features a 7'-0" meandering sidewalk, which meanders no closer than 8'-0" to either the streetscene curb or the property line wall at the back of the landscape development zone.

Quercus wislizenii (interior live Oak) and Quercus agrifolia (Coast Live Oak) trees are planted in the median island as infill trees around the existing Oak trees. All existing Oak trees shall be protected in place receive a 3" layer of wood mulch, and shall receive no irrigation. Spreading shrubs watered using a drip or bubbler irrigation system shall also be planted in the median island, however, the shrubs must not be planted under existing Oak tree drip lines.

The existing Bruceville median island is thirty-six (36’) wide. Landscaping along the outer twelve feet (12’) on each side of the existing median island will be removed at a future date to accommodate future street widening. No mitigation trees shall be planted within the median island. Irrigation systems within the future removed area shall be designed to allow for easy removal with minimum disturbance to the permanent median island area.

The following landscape standards apply:

- **Median Island**
  - Quercus wislizenii (Interior Live Oak) as infill tree randomly spaced.
  - Quercus agrifolia (Coast Live Oak) as infill tree randomly spaced
  - 15 gallon minimum.
  - One-third 24" box or larger.
  - 18” wide color exposed aggregate concrete maintenance safety strip around median.
  - Wood mulch – 3” layer of wood mulch around existing trees and around all new plantings.
  - Install linear root barrier when trees are closer than 5’ to a hardscape element
  - Spray Irrigation
  - Low spreading shrubs in all new planting areas.
    - Baccharis pilularis “Twin Peaks”
    - Rosmarinus officinalis “Irene”
    - 1 gallon minimum
    - 2’-6” on center triangular spacing.
  - All existing trees to remain – protect in place.
  - No irrigation or planting allowed under the drip line of existing trees.
  - No open trench cutting allowed under existing trees which are to remain in place.
  - SMUD 69KV power lines are currently located over the median island. SMUD may trim or remove trees under their lines, as necessary if they become too large. Therefore no mitigation trees shall be allowed.

- **Parkway**
  - 36'-0" wide Landscape Development Zone (LDZ).
  - Street Tree
    - Platanus acerifolia ‘Bloodgood’ or ‘Columbia’.
- 15 gallon minimum.
- One third 24" box or larger.
- 7' wide meandering sidewalk.
- 4:1 maximum landscape berming (where space allows).
- 6' high split face “Proto II” block wall at back of LDZ.
- Background Trees
  - Quercus wislizenii (Interior Live Oak)
  - Quercus agrifolia (Coast Live Oak)
    - 15 gallon minimum.
    - One third (1/3) 24” box or larger.
- 7' wide sidewalk.
- 4:1 maximum landscape berming (where space allows).
- 6' high split face “Proto II” block wall at back of LDZ.

### Background Trees

- Quercus wislizenii (Interior Live Oak)
- Quercus agrifolia (Coast Live Oak)
- 15 gallon minimum.
- One third (1/3) 24” box or larger.

- Background Trees
  - Quercus wislizenii (Interior Live Oak)
  - Quercus agrifolia (Coast Live Oak)
    - 15 gallon minimum.
    - One third (1/3) 24” box or larger.
- 7' wide sidewalk.
- 4:1 maximum landscape berming (where space allows).
- 6' high split face “Proto II” block wall at back of LDZ.

### B.32 Big Horn Boulevard – Exhibits 18 and 19

This minor arterial runs between Civic Center Drive and Whitelock Parkway and features a 25’-0” wide Landscape Development Zone (LDZ) as measured from the streetscape curb to the property line wall at residential areas and to the back of LDZ at the High School site. There is also a 12’-0” wide median island. This street features a 7’-0” wide sidewalk and a 8’-0” wide turf parkway. A 10’-0” zone behind the sidewalk is planted with shrubs and additional streetscene trees. Trees in this zone will be planted only where there is no conflict with the PUE.

The following landscape standards apply:

#### Median Island

- Pyrus calleryana ‘Aristocrat’ – Median Accent tree at ends of median.
  - 25’-0” on center spacing.
  - 15 gallon minimum.
  - One third 24” box or larger
- Quercus agrifolia
  - 35’-0” on center spacing.
  - 15 gallon minimum.
  - One third 24” box or larger
- Shrub – 30” high maximum
  - 1 gallon minimum.
  - 50% 5 gallon
  - Select from Big Horn Boulevard plant palette.
- Shrub – 30” high maximum
  - 1 gallon minimum.
  - 50% 5 gallon
  - Select from Big Horn Boulevard plant palette.
- 18” wide color exposed aggregate concrete maintenance strip around median.
- 3” layer of wood mulch around all shrubs.
- Spray Irrigation

- Install linear root barrier at all trees planted closer than 5’ to a hardscape element.
- Install a city approved moisture barrier around all median islands, between landscaping and curb.

#### Parkway

- 25’-0” wide Landscape Development Zone (LDZ)
- Street Tree
  - Platanus acerifolia ‘Bloodgood’ or ‘Columbia’
  - 15 gallon minimum.
  - One third (1/3) 24” box or larger
- Background Trees (used only when not in conflict with PUE)
  - Celtis sinensis (Chinese Hackberry)
  - Magnolia grandi flora ‘Russet’
  - Pinus canariensis
  - Pyrus calleryana ‘Red Spine’ (Flowering Pear)
    - 15 gallon minimum.
    - One third (1/3) 24” box or larger.
- Install linear root barrier at all trees planted closer than 5’ to a hardscape element.
- 7’ wide sidewalk.
- 8’ wide turf parkway.
- 6’ high split face block “Proto II” wall at back of LDZ (Residential) – 6’ high ornamental iron fence at school.
- Vines on wall at 10’-0” on center spacing.
  - 5 gallon minimum.
  - Select from Big Horn Boulevard plant palette.
- Medium Shrub
  - 5 gallon minimum.
  - Select from Big Horn Boulevard plant palette.
B.8.3 Laguna Springs Drive – Exhibits 20 and 21

This community collector with commercial/retail land uses runs between Civic Center Drive and Laguna Ridge Road and features 25'-0” wide Landscape Development Zone. In addition, there is a 12'-0” wide median island. There is a 8'-0” wide turf parkway and a 7'-0” wide sidewalk on both sides of the street. The backside of the sidewalk contains a 10'-0” wide planting zone, which is planted with small shrubs and a clipped hedge row or a turf zone.

The following landscape standards apply:

- **Median Island**
  - Magnolia grandiflora ‘Russet’ – Median Accent tree at ends of median.
    - 25’-0” on center spacing.
    - 15 gallon minimum
    - One third 24” box or larger
  - Quercus agrifolia
    - 35’-0” on center spacing
    - 15 gallon minimum
    - One third 24” box or larger
  - Shrubs – 30’-0” high maximum

- Small Shrubs/Groundcover
  - 1 gallon minimum
  - Select from Big Horn Boulevard plant palette.
  - Turf between walk and curb.
  - Shrubs between walk and community theme wall.
  - 3” layer of wood mulch around all shrubs

- 1 gallon minimum
- 50% 5 gallon
- Select from Laguna Springs Drive plant palette.

- 18” wide color exposed aggregate concrete maintenance strip around median.
- 3” layer of wood mulch around all shrubs.
- Spray Irrigation
- Install linear root barrier at all trees planted closer than 5’ to a hardscape element.

- **Parkway**
  - 25’-0” wide Landscape Development Zone (LDZ)
  - Street Tree
    - Platanus acerfolia ‘Bloodgood’ or ‘Columbia’
    - 15 gallon minimum
    - One third 24” box or larger
  - 7’ wide sidewalk
  - 8’ wide turf parkway
  - Hedge Row Shrubs
    - 5 gallon minimum
    - Ligustrum Japonica ‘texanum’
      - Hedge to 2’-6” high
    - 3” layer of wood mulch around all shrubs
    - Turf between walk and curb.
    - Install linear root barrier at all trees planted closer than 5’ to a hardscape element.

B.8.4 Civic Center Drive – See Exhibits 22 and 23

This Community Collector runs between Bruceville Road and Laguna Springs Drive and is a primary through street in Phase I and II. This street includes a 20’-0” Landscape Development Zone (LDZ) on the north side of the street (retail and commercial) and 20’-0” wide LDZ on the south side of the street (residential). Both sides of the street contain a 7’-0” wide turf parkway and a 6’-0” wide sidewalk. The residential side of the street (south side) features a 7’-0” wide planting zone between the sidewalk and property line wall, which will accommodate shrubs and vines. The north side of the street features a hedge row at the back of the Landscape Development Zone or a turf zone.

The following landscape standards apply:

- **Parkway**
  - 20’-0” wide LDZ
  - 10’-0” wide painted median
  - Street Tree
    - Quercus agrifolia street tree
    - 15 gallon minimum
    - One third (1/3) 24” box or larger (at key locations)
  - 6’ wide sidewalk
  - Hedge Row or turf on north side of street
  - 5 gallon minimum
  - Ligustrum Japonica ‘texanum’
    - Hedge to 2’-6” high
  - Turf between walk and curb
  - Medium Shrubs (south side of street)
    - 5 gallon minimum
    - Select from Civic Center Drive plant palette.
○ Small Shrubs/Groundcover (south side of street)
  ○ 1 gallon minimum
  ○ Select from Civic Center Drive plant palette.

○ 3’ layer of wood mulch around all shrubs
○ 7’-0” wide turf parkway (both sides of street)
○ Painted Median island
○ Install linear root barrier at all trees planted closer than 5’ to a hardscape element.

**B.8.5 Lotz Parkway – See Exhibits 24 and 25**

This portion of Lotz Parkway runs between Big Horn Boulevard and Laguna Springs Drive. (East of Big Horn Boulevard). Lotz Parkway west of Big Horn Boulevard is a residential collector. Refer to neighborhood collector streetscape for Lotz Parkway west of Big Horn Boulevard. Lotz Parkway east of Big Horn Boulevard features a 25’-0” wide Landscape Development Zone (LDZ) on both sides of the street. A 12’-0” wide median island is also planned for this road. As with other collector roads, there is a 8’-0” wide turf parkway and a 7’-0” wide sidewalk on both sides of the street. Behind the sidewalk on both sides of the street is a 10’-0” side shrub planting zone. The streetscape panel on the north side of the street contains three (3) different land uses. The lands uses are a Civil Center Park (future), single family residential and commercial/retail. A 6’-0” high split fence “Proto II” block wall will be constructed at the back of the streetscape LDZ at the residential land uses. This streetscape block wall will be replaced with a 6” wide concrete maintenance separation curb at the future civic center park site and at the commercial/retail sites. The high school (Phase I development area) is adjacent to the streetscape LDZ on the south side of the street. An ornamental iron fence will be built at the back of the streetscape LDZ as a school/streetscape separation. The following landscape standards apply:

- **Median Island**
  ○ Magnolia grandiflora ‘Russet’ – Median Accent tree at ends of median.
    ○ 25’-0” on center spacing.
    ○ 15 gallon minimum
    ○ One third 24” box or larger
  ○ Platanus acerifolia ‘Bloodgood’ or ‘Columbia’
    ○ 35’-0” on center spacing
    ○ 15 gallon minimum
    ○ One third 24” box or larger
  ○ Shrubs – 30” high maximum
    ○ 1 gallon minimum
    ○ 50% 5 gallon
    ○ Select from Lotz Parkway plant palette.
  ○ 18” wide color exposed aggregate concrete maintenance strip around median.
  ○ Wood mulch around all shrubs.
  ○ Spray Irrigation
  ○ Install linear root barrier at all trees planted closer than 5’ to a hardscape element.

- **Parkway**
  ○ 25’-0” wide Landscape Development Zone (LDZ)
  ○ Street Tree
    ○ Quercus wislizenii
    ○ 15 gallon minimum
    ○ One third 24” box or larger
  ○ 7’ wide sidewalk
  ○ 8’-0” wide turf parkway
  ○ 6’ high split face block “Proto II” wall at back of LDZ (Residential area)
  ○ 6’ high ornamental iron fence at back of LDZ (School)
  ○ 6” wide concrete maintenance separation curb at back of LDZ (park and commercial/retail areas)
  ○ Vines on wall at 10’-0” on center spacing.
    ○ 5 gallon minimum
    ○ Select from Lotz Parkway plant palette
  ○ Large Background Shrubs
    ○ 5 gallon minimum
    ○ Select from Lotz Parkway plant palette
  ○ Medium Shrubs
    ○ 5 gallon minimum
    ○ Select from Lotz Parkway plant palette
  ○ Wood mulch around all shrubs.
  ○ Shrubs between walk and community theme wall, maintenance curb and ornamental iron fence.
  ○ Install linear root barrier at all trees planted closer than 5’ to a hardscape element.
  ○ Install a city approved moisture barrier around all median islands, between landscaping and curb.

**B.8.6 Whitelock Parkway – West of Big Horn Boulevard**

See Exhibits 26 and 27

This streetscape for descriptive purposes is separated into two (2) areas. First, the Whitelock Parkway streetscape, which includes the streetscape parkway on the south side of the street and the streetscape parkway on the north side of the street (from the street curb to the meandering Class I Trail). The remaining area, which is called “The Grand Parkway”, is the zone between the Class I pedestrian/bicycle trail and the residential edge, and will
Whitelock Parkway is classified as a minor arterial and runs between Bruceville Road on the west and Big Horn Boulevard on the east. The streetscene on the south side of the street features a 25'-0" wide Landscape Development Zone (LDZ) from curb fence to the property line. Split fence block wall or maintenance separation curb at the back of the landscape development zone. The future land uses on the south side of the street contain commercial land uses, single family detached and a 19 acre park. The 6'-0" high split face “Proto II” block wall along the streetscene will be utilized only at the residential land uses. The solid streetscenen wall will be replaced with a 6" wide concrete maintenance curb at the commercial and park uses areas. The streetscene on the south side contains an 8'-0" wide turf parkway with randomly spaced street trees and a 7'-0" wide sidewalk. Behind the sidewalk a 10'-0" wide shrub planting area is planned.

The streetscene on the north side of the street features a meandering parkway planted with a combination of turf and native fescue grasses. There are also randomly spaced Oak and sycamore street trees. Periodically a shrub zone from the back side of the Class I pedestrian/bicycle trail will extended into the streetscape parkway area, and in some cases, will extend to the streetscene curb. The back of the streetscene parkway contains a meandering 14'-0" wide Class I pedestrian/bicycle combination trail, which meanders to within 10'-0" of the streetscene curb. A continuous meandering streetscene thematic rail fence with roses planted at 16'-0" on center ends the streetscene panel on the north side of the street.

The following landscape standards apply:

- **Median Island**
  - Platanus acerifolia ‘Bloodgood’ or ‘Columbia’ with Quercus wislizenii, and Quercus agrifolia, all randomly spaced.
  - 15 gallon minimum
  - One third 24" box or larger

- **Parkway (south side)**
  - 25'-0" wide Landscape Development Zone (LDZ)
  - Platanus acerifolia ‘Bloodgood’ or ‘Columbia’ with, Quercus wislizenii and Quercus agrifolia. All street trees randomly spaced
  - 15 gallon minimum
  - One third 24" box or larger
  - 7' wide sidewalk.
  - 8'-0" wide turf parkway
  - 6' high split face ‘Proto II’ block wall at back of LDZ. (at residential area)
  - Vines on wall at 10'-0" on center spacing.
    - 5 gallon minimum.
    - Select from Whitelock Parkway plant palette.
  - Large background shrubs
    - 5 gallon minimum
    - Select from Whitelock Parkway plant palette.
  - Medium shrubs
    - 5 gallon minimum
    - Select from Whitelock Parkway plant palette.

- **Parkway (North side)**
  - Variable width streetscape landscape development zone
  - Platanus acerifolia ‘Bloodgood’ or ‘Columbia’, with Quercus wislizenii, Quercus agrifolia, and Quercus lobata. All street trees randomly spaced
  - 15 gallon minimum
  - One third 24" box or larger
  - 10'-0" wide concrete meandering Class I bike trail (with 2’ level zone at the edge of the trail).
  - 4'-0" wide adjacent decomposed granite trail
  - Thematic streetscenne fence with stone pilasters.
  - Roses on thematic streetscenne fence
  - 5 gallon minimum
  - 16'-0" on center spacing (every other fence post)
  - The majority of the streetscenne parkway shall consist of mowable Dwarf Fescue (Festuca arundinacea) at limited areas un-mowed fescue grasses may be used in lieu of the mowed fescue, where more natural landscaping is desired.
  - Shrub zone in certain areas
  - 1 gallon minimum
  - Select from the Whitelock Parkway plant list
  - Mulch around all shrubs.
  - Install linear root barrier at all trees planted closer than 5’ to a hardscape element.

- **Parkway (North side)**
  - Wood mulch around all shrubs.
  - Shrub between walk and community theme wall.
  - Install linear root barrier at all trees planted closer than 5’ to a hardscape element.

The following landscape standards apply:

- Shrub – 30’ high maximum
  - 1 gallon minimum
  - 50% 5 gallon
  - Select from Whitelock Parkway plant palette.

- 18” wide color exposed aggregate concrete maintenance strip around median.
  - Wood mulch around all shrubs.
  - Spray Irrigation
  - Install linear root barrier at all trees planted closer than 5’ to a hardscape element.
  - Install a city approved moisture barrier around all median islands, between landscaping and curb.
B.8.7 Whitelock Parkway – East of Big Horn Boulevard
See Exhibits 28 and 29

The south parkway and median island are consistent with the streetscene panel as described in Whitelock Parkway – west of Big Horn Boulevard. However the north side of the street varies from the streetscene west of Big Horn Parkway. The variable width streetscene Landscape Development zone varies between 60’ to 140’ from streetscene curb to the school property line with fence. As with the parkway west of Big Horn Parkway, there is a 14’-0” wide meandering Class I pedestrian/bike trail. The area between the trail and the school fence will be planted with Oak mitigation trees.

The following landscape standards apply:

- Variable width (60’ to 140’) Landscape Development Zone
- Quercus wislizenii, Quercus agrifolia and Quercus lobata street trees and migration trees. (all randomly spaced)
- 15 gallon minimum
- One third 24” box or larger
- Variable width turf parkway (8’-0” minimum)
- Expanded turf zone behind meandering trail
- 5:1 maximum landscape berming (where space allow)
- Thematic streetscene rail fence(back of expanded turf zone)
- 12’-0” wide meandering decomposed granite trail / service road over underground storm drain (within storm drain easement)
- 10’-0” wide concrete meandering Class I bike Trail
- 4’-0” wide adjacent decomposed granite trail
- Project mitigation trees planted between the thematic rail fence and the high school fence – Quercus lobata, Quercus agrifolia and Quercus wislizenii.
- Large screen shrubs
  - 5 gallon minimum
  - Select from Whitelock Parkway plant palette.
- 3’ layer of wood mulch around all shrubs

B.8.8 Neighborhood Collector Street – See Exhibits 30 and 31

Neighborhood Collector Street occur throughout Phase I residential areas, and provide major north-south and east-west vehicular collection points from smaller surrounding neighborhoods. For the most part, the Neighborhood Collectors are un-loaded. The Neighborhood Collector Roads differ from the Local Neighborhood street in that they have a 6’ wide turf parkway, where as the local residential streets have a curb adjacent sidewalk. Neighborhood collectors have two (2) conditions. One condition is where there is a residential rear yard or side yard adjacent to the streetscene. This streetscene panel features a 16’-0” wide landscape development zone. The other condition is where a residential front yard is adjacent to the streetscene panel. In this condition, there is a 6’-0” wide turf parkway and a 4’ wide sidewalk.

The following landscape standards apply:

- 16’-0” wide Landscape Development Zone where side yard or rear yards are adjacent to the streetscene
- 6’ high enhanced wood fence at the back of the 16’-0” wide streetscene LDZ
- 6’-0” wide turf parkway, both sides of the street.
- 6’-0” wide shrub zone – side or rear yard condition

**Parkway**

- Street Trees
  - One (1) variety per street
  - One (1) per lot – front yard
  - Two (2) per lot – side yards

- Centered in parkway
- 15 gallon minimum
- Select from the Neighborhood Street tree plant palette.
- Additional front yard tree
  - One (1) per lot
  - 15 gallon minimum
- 6’ wide turf parkway
- Medium side yard shrubs (between walk and property line wall).
  - 5 gallon minimum.
  - Select from the Community Plant Palette
- Vines on enhanced wood fence at 10’-0” on center spacing.
  - 5 gallon minimum.
  - Select from the Community Plant Palette.
- 3” layer of wood mulch around all shrubs
- Parkway and shrub zone homeowner maintained.
- Street trees City maintained.
- Install linear root barrier at all trees planted closer than 5’ to a hardscape element.

B.8.9 Local Neighborhood Street – See Exhibits 32 and 33

The local neighborhood streets are similar to the neighborhood collector street with one exception, they have curb adjacent sidewalks. Where rear or side yards are adjacent to the streetscene, a 6’-0” high Enhanced wood fence is built on the residential property line, a distance of 12’-0” from the streetscene curb.

The following landscape standards apply:

**Parkway**
This streetscene condition occurs at three (3) locations within the Phase I residential neighborhoods. In all cases, this expanded streetscene panel terminates at a community or neighborhood park. These streets feature a 50’-0” wide median island with an 18’-0” wide expanded Landscape Development Zone (See exhibit 35, B.57). As with the neighborhood collectors, there are two (2) streetscene conditions.

One condition is where there is a residential rear yard or side yard adjacent to the streetscene. This streetscene panel features an 18’-0” wide Landscape Development Zone. The other condition is where a residential front yard is adjacent to the streetscene panel. In this condition, there is an 8’-0” wide turf parkway and a 4’ wide sidewalk (See exhibit 35, B.57).

The following landscape standards apply:

- **Median Island**

The following is a list of suggested design criteria; however, widened median design shall comply with the City standard detail.

- 50’-0” wide median island.
- Platanus acerifolia ‘Bloodgood’ or ‘Columbia’ median island tree
  - Two rows at 30’-0” on center spacing (50’-0”) wide median.
  - One row at 30’-0” on center spacing (12’ wide median).
  - 24” box minimum.
- Hedge row at sides of 50’-0” wide medians.
  - 5 gallon minimum.
  - 2’-6” on center spacing.
  - Ligustrum japonica ‘Texanum’ (Hedge to 2’-6” high)
  - 6” wide concrete mow curb between hedge row and turf.
  - Turf in center of median island and at median island ends.
  - 18” wide color exposed aggregate concrete maintenance safety strip.

- **Parkway**

- 18’-0” wide Landscape Development Zone where side yards or rear yards are adjacent to the streetscene.
- 6’ high enhanced wood fence at the back of the 18’-0” wide streetscene LDZ.
- 8’-0” wide turf parkway, both sides of the street.
- Quercus agrifolia parkway trees.
  - 24” box minimum.
  - Centered in 8’-0” wide parkway.
- Interlocking pavers in crosswalks.
- Medium shrubs adjacent to property line wall.
  - 5 gallon minimum
  - Select from the Community Plant Palette
- Vines on enhanced fence at 10’-0” on center spacing.
  - 5 gallon minimum
  - Select from Community Plant Palette
- 3” layer of wood mulch around all shrubs

**B.8.10 Neighborhood Linear Park and Streetscene - See Exhibits 34, 35**

- Small shrubs in 12’-0” wide median.
  - 1 gallon minimum.
  - 50% 5 gallon
  - Select from Community Plant Palette
- Install linear root barrier at all trees planted closer than 5’ to a hardscape element.
- Install a city approved moisture barrier around all median islands, between landscaping and curb.

- Additional front yard tree
  - One (1) per lot
  - 5 gallon minimum

- **Medium side yard shrubs** – (between walk and property line wall)
  - 5 gallon minimum.
  - Select from the Neighborhood street tree plant palette.

- **Street Trees**
  - One (1) variety per street.
  - One (1) per lot – front yard.
  - Two (2) per lot – side yard.
  - Centered in parkway.
  - 15 gallon minimum.
  - Select from the neighborhood street tree plant palette.

- **Vines on wall at 10’-0” on center spacing.**
  - 5 gallon minimum.
  - Select from the Community Plant Palette.

- **3” layer of wood mulch around all shrubs.**

- **Street fence** shrub zone homeowner maintained.

- **Street trees** City maintained.

- Install linear root barrier at all trees planted closer than 5’ to a hardscape element.

B.37
Exhibit 17  Bruceville Road Streetscene Section

1. Supplemental Median Island Trees
   - Plant supplemental trees in center of median.
   - Out of future lane expansion areas.
   - 15-gallon maximum.
   - Quercus wislizeni (Interior Live Oak).
   - Quercus agrifolia (Coast Live Oak).

2. Existing Oak Trees
   - Mulch under drip line.
   - No irrigation within drip line.

3. Supplemental Shrubs
   - Added around existing trees (out of dripline) and under new trees with automatic spray irrigation.
   - Baccharis pilularis 'Twin Peaks'.
   - Rosmarinus officinalis 'Irene'.

4. Existing Median to Remain
   (Width varies)

5. Location of Continuous Moisture Barrier and 18'x20'
   Long Root Barrier Centered on Each Tree (Both Sides)

6. Interim Shrubs to Be Removed
   When Future Drive Lanes Are Added (Both Outer 12' Sections)

7. Temporary Curb and Safety Maintenance Strip
   18' Wide Color Exposed Aggregate Concrete Safety Maintenance Strip (Future)

8. Future Removal Area

9. Background Trees
   - 15-gallon minimum.
   - Platanus acerifolia 'Bloodgood' or 'Columbia'.

10. Street Tree
    - 6.5' long linear root barrier.

11. Turf Parkway
    - Landscape berm where space allows.

12. Bike Lane

13. 6' type 3 curb between shrub zone and sidewalk.

14. Small Shrubs / Groundcover
    (See plan view for shrub selection)

15. Medium Shrubs
    (See plan view for shrub selection)

16. Large Background Shrubs
    (See plan view for shrub selection)

17. 6' high split face 'PROTO II' wall

18. Joint trench

19. Residential

NOTE: All Parkway and Median Island Landscaping is to be automatically irrigated.

Scale 1" = 20'
LAGUNA RIDGE
Design Guidelines

Section B - Landscape Design Patterns and Objectives

August 3, 2005

Exhibit 18 Big Horn Boulevard Streetscene Plan

6' HIGH ORNAMENTAL IRON FENCE AT BACK OF LDZ (AT FUTURE DATE WHEN LTD/ BRT IS BUILT)
4x4 WIDE LANDSCAPED LTR/ BRT EMBLEM WITH SCHOOL/OR-PARK BEYOND (NEEDS LANDSCAPING)
INSTALL A 2-RAIL THEME FENCE UNTIL REPLACED WITH FUTURE 6' HIGH ORNAMENTAL IRON FENCE
3-1/2' UTILITY BOXES PER UTILITY PLANS

18' DEEP X 20' LONG LINEAR ROOT BARRIER (10' EACH SIDE OF CENTER OF TREE (TYP)
18' X 20' LONG ROOT BARRIER CENTERED ON EACH TREE (BOTH SIDES)

6' HIGH SPLIT FACE PROTO II WALL WITH SPLIT FACE PILASTER (AT 100'-0" ON CENTER SPACING)
SPLIT FACE PILASTERS (AT 100'-0" ON CENTER SPACING)

6' TYPE 3 CURB WHEN SHRUB AREA IS ADJACENT TO WALK (TYP) BOTH SIDES OF STREET
VINES ON WALL
- 17'-0" ON CENTER SPACING
- 5' GALLON MINIMUM
- 5' PARTHENOCISSUS TRICUSPIDATA

BACKGROUND TREES (WHEN NOT IN CONFLICT WITH PU-E- VERIFY IN FIELD)
- RANDOM SPACING
- 70% EVERGREEN/ 30% DECIDUOUS
- 15 GALLON MINIMUM
- COTINUS CINNABARUS
- MAGNOLIA GRANDIFLORA "TUNISI"
- PHLOX CAMPERDOWNII
- PYRUS CALLERYANA "RED SPIRE" FLOWERING PEAR

MEDIUM SHRUBS
- 5 GALLON MINIMUM
- SELECT FROM THE FOLLOWING:
- PRUNUS MISPAYR "SUSAN ALLEN"
- RHAPHIOLEPS INDICA "CLARK"
- ROSA "LANDSCAPE SHRUB VARIETY"
- WIGSTROMIA "HURICANA"
- XYLOSUM CONSERTUM "COMPACTA"

SMALL SHRUBS
- 5 GALLON MINIMUM
- SELECT FROM THE FOLLOWING:
- ESCALLIONA "TERRY"
- ROSMARINUS OFICINALIS "LOCKWOOD DE FOREST"
- TRACHELORUM "JAMINNE""S
- AGAPANTHUS AFRICANUS "QUEEN ANNE"
- HEMEROCALIS HYBRID
- ROSE "SHADY COVER VARIETY"

INTERLOCKING PAVER IN MEDIAN NOSE
AGAPANTHUS AFRICANUS "QUEEN ANNE" AT NOSE TRANSITION

THE STREET (BOTH SIDES OF STREET)
- 40'-0" ON CENTER SPACING
- CENTERED IN PARKWAY
- 15 GALLON MINIMUM
- PLATANUS ACERIFOLIA "BLOODGOOD" OR "COLUMBIA"

TURF PARKWAY
CONTINUOUS MOISTURE BARRIER AND
18' X 20' LONG ROOT BARRIER CENTERED ON EACH TREE (BOTH SIDES)

18'-0" WC WIDE SIDEWALK
18'-0" WIDE COLOR EXPOSED
AGGREGATE CONCRETE SAFETY MAINTENANCE STRIP
2'X3' UTILITY BOX PER UTILITY PLANS

MEDIAN ISLAND TREE
- 35'-0" ON CENTER SPACING
- CENTERED IN MEDIAN
- 15 GALLON MINIMUM
- PRAECAPRIA "ARISTOCRAT"
- 25'-0" O.C.

MEDIAN ISLAND BARRIER (10' EACH SIDE OF CENTER OR TREE (TYP)
RHAPHIOLEPS INDICA "BELLERINA" (AROUND THE EDGE OF MEDIAN ISLAND)

NOTE: ALL PARKWAYS AND MEDIAN ISLAND LANDSCAPING TO BE AUTOMATICALLY IRRIGATED

E1 51 0 2 0
12'-0" PUE
25'-0" LDZ
8'-0" 
0 2 0

Scale 1" = 20'

LagunaRidge
Elk Grove, California

B.40

Section B - Landscape Design Patterns and Objectives
Exhibit 19  Big Horn Boulevard Streetscene Section

MEDIAN ISLAND ACCENT TREE
AT END OF MEDIAN ISLAND
* PYRUS CALLERYANA ‘ARISTOCRAT’

LOCATION OF CONTINUOUS MOISTURE
BARRIER AND 18’X20’ LONG ROOT BARRIER
CENTERED ON EACH TREE (BOTH SIDES)

LOW GROWING SHRUBS IN MEDIAN ISLAND
* (SEE PLAN VIEW FOR SHRUB SELECTION)

18’ WIDE COLOR EXPOSED AGGREGATE
CONCRETE SAFETY MAINTENANCE STRIP

BACKGROUND TREES
* (SEE PLAN VIEW FOR TREE SELECTION)

SMALL SHRUBS
* (SEE PLAN VIEW FOR SHRUB SELECTION)

MEDIUM SHRUBS
* (SEE PLAN VIEW FOR SHRUB SELECTION)

6’ HIGH SPLIT FACE
‘PROTO II’ WALL

VINES ON WALL
* (SEE PLAN VIEW FOR SELECTION)

JOINT TRENCH

NOTE:
ALL PARKWAY AND MEDIAN ISLAND LANDSCAPING TO BE AUTOMATICALLY IRRIGATED

STREET TREE AT 40’ O.C.
* PLATANUS ACERIFOLIA ‘BLOODYGOLD’
OR ‘COLUMBIA’

7’ SIDEWALK
6’ TYPE 3 CURB BETWEEN SHRUB
ZONE AND SIDEWALK

BACKGROUND TREES (WHEN NOT IN
CONFLICT WITH P.L.E. VERIFY IN FIELD,
SEE PLAN VIEW FOR SELECTION)

INSTALL A 2-RAIL THEME
FENCE UNTIL REPLACED
WITH FUTURE 6’ HIGH
ORNAMENTAL IRON
FENCE

TEMPORARY LANDSCAPING
* EVERGREEN AND DECIDUOUS GROVE
TREES
* TURF
* AUTOMATIC IRRIGATION

RESIDENTIAL

LRT/BRT EASEMENT

Scale 1” = 20’
Laguna Ridge
Elk Grove, California

LAGUNA RIDGE
Design Guidelines

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August 3, 2005

Exhibit 23  Civic Center Drive Streetscene Section (At Residential)

Scale 1" = 20'

NOTE: STREETSCENE PANEL TO BE AUTOMATICALLY IRRIGATED
**Laguna Ridge Design Guidelines**

Section B - Landscape Design Patterns and Objectives

**August 3, 2005**

**Exhibit 24 Lotz Parkway Streetscene Plan (East Of Big Horn Boulevard)**

**NOTE:**
FOR LOTZ PARKWAY STREETSCENE WEST OF BIG HORN BOULEVARD REFER TO NEIGHBORHOOD COLLECTOR STREETSCENE PLAN AND SECTION

**LARGE BACKGROUND SHRUBS**
- 5 GALLON MINIMUM
- SELECT FROM THE FOLLOWING
  - *Arbutus unedo 'Compacta'*
  - *Potentilla fruticosa*
  - *Pittosporum tobira*

**MEDIUM SHRUBS**
- 5 GALLON MINIMUM
- SELECT FROM THE FOLLOWING
  - *Pittosporum tobira 'Vanegata'*
  - *Raphiolepis indica clara*
  - *Weberiagia fruticosa*
  - *Xylosis congestum compacta*

**MIXED BORDERS**
- 2 GALLON MINIMUM
- SELECT FROM THE FOLLOWING
  - *Buxus sempervirens* (compacta)
  - *Mentha arvensis*
  - *Salvia greggii*
  - *Santolina chamaecyparissus*
  - *Sedum spurium*
  - *Stachys byzantina*

**INTERLOCKING PAVERS IN MEDIAN NOSE**

**RHAPHIOLEPIS INDICA CLARA’ AT MEDIAN ISLAND ENDS**

**MEDIAN ISLAND ACCENT TREE**
- 20 GALLON MINIMUM
- *Magnolia grandiflora russet*

**STREET TREE (BOTH SIDES OF STREET)**
- 40 GALLON MINIMUM
- *Quercus wislizenii (interior live oak)*

**2X3’ UTILITY BOX PER UTILITY PLANS**

**6’ HIGH ORNAMENTAL IRON FENCE AT SCHOOL**

**Scale 1” = 20’**
Exhibit 25  Lotz Parkway Streetscene Section (East Of Big Horn Boulevard)

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Exhibit 25  Lotz Parkway Streetscene Section (East Of Big Horn Boulevard)

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Exhibit 26   Whitelock Parkway Streetscene Plan (West Of Big Horn Boulevard)

4'-0" wide decomposed granite trail

Channel Bank
Seed mix C (see plant palette)

Channel Bottom
Seed mix D (see plant palette)

Randomly spaced deciduous accent trees
*1 gallon minimum

Large native and drought tolerant shrubs
*5 gallon minimum
Select from the following:
  * Baccharis pilularis
  * Ceanothus
  * Coronilla varia
  * Fraxinus pennsylvanica
  * Heteromeles arbutifolia
  * Juniperus spp.
  * Rhus integrifolia

Majority of Parkway
* Dwarf fescue (mowed turf)

Small shrubs
* 1 gallon minimum
  * Aloe
  * Arctostaphylos "point Reyes"
  * Ceanothus (spp)
  * Cistus (spp)
  * Fuchsia (spp)
  * Helicotrichon sempervirens
  * Lavandula (spp)
  * Phormium "New Zealand dwarf red"
  * Rosmarinus officinalis "tuscan"

18" wide color exposed aggregate concrete safety maintenance strip

Spreading shrubs in SMUD easement
* Baccharis pilularis
  * Rosmarinus officinalis

Vines on wall
* 3'-0" on center spacing
* 5 gallon minimum
* Parthenocissus tricuspidata

Note: all parkways and median island landscaping to be automatically irrigated.

3'-0" utility boxes for utility plans
6" high split face "proto II" wall

4'-0" utility box for utility plans
20'-0" wide SMUD easement with 69KV power lines

MEANDERING 10'-0" WIDE CLASS I BIKE TRAIL
ORNAMENTAL IRON FENCE

2 level at edge of bike trail

DRAINAGE CHANNEL

24'-0" utility box for utility plans
2x3' utility box for utility plans

SPLIT FACE PILASTER (10'-0" on center spacing)

SMUD MAINTENANCE ACCESS SEE ENLARGEMENT SHT B49

Medium drought tolerant shrubs
* 1 gallon minimum
Select from the following:
  * Baccharis pilularis
  * Ceanothus (spp)
  * Coronilla varia
  * Fraxinus pennsylvanica
  * Heteromeles arbutifolia
  * Juniperus spp.
  * Rosmarinus officinalis (spp)
  * Westringia fruticosa

Streetscape thematic rail fence

Seating area

Roses on thematic fence
* 5 gallon minimum
* Rosa banksiae lutea
* 18'-0" on center spacing (every other post)

Picnic area
Under existing oak trees
* Picnic tables
* Mulch only

Existing oak trees to remain
* 5" layer of wood mulch under dripline
* No irrigation under dripline

Randomly spaced oak trees
* 24" box minimum
* Quercus wislizeni interior live oak
* Quercus lobata (valley oak)
* Quercus agrifolia (coast live oak)

Randomly spaced deciduous trees
* 5 gallon minimum
* Platanus acerifolia "bloomgood"
* On columbia

Large screen shrubs
* 5 gallon minimum
Select from the following:
  * Abutilus unedo "compacta"
  * Ceviros occidentalis
  * Ceanothus frigidus
  * Photinia fraseri
  * Pittosporum tenellifolium
  * Viburnum japonica

Scale 1" = 30'
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Exhibit 27   Whitelock Parkway Streetscene Section (West Of Big Horn Boulevard)

Scale 1” = 20’
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Exhibit 28   Whitelock Parkway Streetscene Plan (East Of Big Horn Boulevard)

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0 15 30
Scale 1” = 30’
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Exhibit 30   Neighborhood Collector Streetscene Plan

0 5 10 15 20
Scale 1” = 20’

NOTE:
SIDEYARD SHRUB ZONE TO BE AUTOMATICALLY IRRIGATED
Exhibit 31 Neighborhood Collector Streetscape Section

NOTE: SIDEYARD SHRUB ZONE TO BE AUTOMATICALLY IRRIGATED.
Exhibit 32  Local Neighborhood Streetscene Plan

Scale  1” = 20’

NOTE: SIDEYARD SHRUB ZONE TO BE AUTOMATICALLY IRRIGATED.
Exhibit 33  Local Neighborhood Streetscene Section

Scale 1" = 20'

NOTE:
SIDEYARD SHRUB ZONE TO BE AUTOMATICALLY IRRIGATED.
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Exhibit 34 Neighborhood Linear Park And Streetscape Plan

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CONTINUOUS MOISTURE BARRIER AND 18'X20' LONG ROOT BARRIER CENTERED ON EACH TREE (BOTH SIDES)

18' WIDE COLOR EXPOSED AGGREGATE CONCRETE MAINTENANCE SAFETY STRIP

TURF

PARKWAY TREE
• 40' ON CENTER SPACING (OR ONE PER LOT)
• 24' BOX MINIMUM
• QUERCUS AGRIFOLIA (COAST LIVE OAK)

HEDGE ROW
• 5 GALLON MINIMUM
• 2'-6" ON CENTER SPACING
• LIGUSTRUM JAPONICA ‘TEXANUM’ (CLIP TO 2'-6" HIGH)

NOTE: ALL PARKWAYS AND MEDIAN ISLAND LANDSCAPING TO BE AUTOMATICALLY IRRIGATED

MEDIUM SIDEYARD SHRUBS
• 5 GALLON MINIMUM
• SELECT FROM THE FOLLOWING:
  - DIETES VEGETA
  - NANDINA DOMESTICA ‘GULF STREAM’
  - ROSEMARinus OFFICINALS ‘COLLINGWOOD INGRAM’
  - PITTOSPORUM TOBIRA ‘VAREGATA’
  - RHAPHIOLEPSIS INDICA ‘SPRINGTIME’
  - LAVANDULA SP.
  - WESTRINGIA FRUTICOSA
  - RHAPHIOLEPSIS INDICA ‘CLARA’

MEDIUM ISLAND TREE
• 30’ TRIANGULAR SPACING
• 24’ BOX MINIMUM
• PLATANUS ACERIFOLIA ‘BLOODGOOD’ OR ‘COLUMBIA’

5'-0" WIDE DECOMPOSED GRANITE FOOT PATH- PER CONDITIONS OF APPROVAL

6'-0" WIDE CONCRETE MOW CURB

6'-0" HIGH ENHANCED WOOD FENCE ALONG STREETSCENE (STAIN PER B30 AND B31)

3" OF WOOD MULCH AROUND ALL SHRUBS (TYPICAL)

6" TYPE 3 CURB BETWEEN SHRUB ZONE AND SIDEWALK

NEIGHBORHOOD STREET TREE (SEE NEIGHBORHOOD COLLECTOR STREETSCENE EXHIBIT)

VINES ON ENHANCED FENCE
• 5 GALLON MINIMUM
• 12'-0" ON CENTER SPACING
• PARTHENOCISSUS TRICUSPIDATA

12" WHITE CONCRETE BAND WITH FIELD OF INTERLOCKING PAVERS
USE NO LAMP BLACK IN CONCRETE MIX

RESIDENTIAL FRONT YARD TREES

Scale 1" = 50'
NOTE:
ALL PARKWAYS AND MEDIAN ISLAND LANDSCAPING TO BE AUTOMATICALLY IRRIGATED

SEE CITY STANDARD DETAIL FOR THE WIDENED MEDIAN.
B.9  The Grand Parkway – See Exhibits 36a, 36b, 36c, and 36d

The Grand Parkway is the community's central major pedestrian and bicycle connection between land uses. The landscaping along this corridor is the most natural looking in the Community. The use of California Sycamore trees and Oak trees, along with California natives, grasses and compatible drought tolerant plant material also help to convey the “Natural” feel of this special corridor. The Grand Parkway serves a number of purposes including such things as storm water conveyance, water quality area, an area for Oak tree mitigation, and an enhanced natural appearing landscape corridor along Whitelock Parkway. Pedestrian access from the meandering Class I pedestrian/bike combination trail to secondary paseo systems is achieved by providing pedestrian bridges at two (2) key locations. There are existing Oak tree groupings along this corridor, and where possible these existing trees will be saved.

The following landscape standards apply:

- **Grand Parkway overall Development Zone** – varies from 60’ to 260’ wide.
- **Mitigation Trees** - All trees within the 100 year flood zone shall have all lower branches pruned to 8'-0" above finish grade.
  - Quercus lobata – Valley Oak
  - Quercus wislizenii – Valley Live Oak
  - Quercus agrifolia – Coast Live Oak
  - Quercus rubra- Red Oak
  - 15 gallon minimum
- **Deciduous Accent Tree**
  - Platanus racemosa- California Sycamore
  - Alnus rhombifolia- White Alder
  - 15 gallon minimum
- **Large native and drought tolerant shrubs.**
  - 5 gallon minimum
  - Select from the Grand Parkway plant palette.
- **Medium drought tolerant shrubs**
  - 1 gallon minimum
  - One third 5 gallon
  - Select from the Grand Parkway plant palette.
- **Small drought tolerant shrubs**
  - 1 gallon minimum
  - One third 5 gallon
  - Select from the Grand Parkway plant palette.
- **3” Layer of wood mulch around existing Oak trees**
  - No irrigation.
  - No irrigation trenching under existing oak trees.
- **Channel Bottom Seed Mix**
  - Mix ‘D’
  - See Community Palette for mix
- **Channel Bank Seed Mix**
  - Mix ‘C’
  - See Community Plant Palette for mix
- **Thematic rail streetscene rail fence located at the back of the Class I pedestrian/bike combination trail.**
- **Roses on the thematic rail fence.**
  - 5 gallon minimum.
  - 16’-0” on center spacing (every other fence post).
  - Select from Grand Parkway plant palette.
- **Ornamental iron view fence or Builder optional combination wall featuring a 2’ high low wall with 4’ high ornamental iron fence atop at Residential rear yard property lines.**
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Exhibit 36a The Grand Parkway Refined Conceptual Landscape Plan ‘A’

Scale 1" = 100’
Exhibit 36c The Grand Parkway Refined Conceptual Landscape Plan 'C'

Scale 1" = 100'
Exhibit 36d The Grand Parkway Refined Conceptual Landscape Plan 'D'

Scale 1" = 100'
### B.10 Paseo/Greenbelt and Wetland Riparian Habitat Mitigation Area

– See Exhibits 37a, 37b, 37c, and 37d

The Paseo/Greenbelt and Wetland Riparian Habitat Mitigation Plans and sections is consistent with the Wetland/Riparian Habitat Mitigation and Monitoring Plan prepared for the U.S. Army Corp of Engineers, as prepared by Gibson and Skordal, LLC, dated December 2004 (revised). For additional information on specifics of this mitigation area, refer to the above mentioned document.

This corridor features Oak mitigation trees (Quercus lobata) and riparian trees. There are several pedestrian bridge crossings over the low flow channel to provide residential connections from one neighborhood to another. A 10'-0" wide decomposed granite trail along the edge of the channel provides connections to neighborhoods and to the Grand Parkway Corridor. This decomposed granite trail must meet ADA standards. There are two (2) vehicular crossings over this mitigation corridor. One is at a residential street and the other is at Laguna Ridge Road. Both of these crossings feature a faux bridge with thematic railings, enriched paving (interlocking pavers) and thematic lighting. The portion of the channel between the Grand Parkway and Laguna Ridge Road features residential rear yards on the west side of the channel and residential street with front yards on the east side. This neighborhood streetscape is planted with Quercus lobata mitigation trees on both sides of the street. There is also a 10'-0" wide decomposed granite trail with street taper areas to allow for on street parking on the west side of the street as well as an un-striped bicycle trail in the street. A 3-rail thematic rail fence parallels the paseo on the edge of the mitigation/habitat channel, and serves as a pedestrian habitat/mitigation separation.

The portion of the channel between Laguna Ridge Road and Big Horn Boulevard contains three (3) pedestrian bridge crossings, which provides a pedestrian connection between the community park and the elementary school site. As with the portion of the channel south of Laguna Ridge Road, a 10'-0" wide decomposed granite trail provides neighborhood connections to the paseo system, as well as providing a pedestrian connection to Big Horn Boulevard. There is also a small neighborhood pocket park where the channel meets Laguna Ridge Road.

The following landscape standards apply:

- **The Mitigation/Habitat Channel is approximately 100’ wide**
  - **Mitigation Trees**
    - Quercus lobata – Valley Oak
      - 24” box minimum
  - **Riparian Trees**
    - Platanus racemosa - California Sycamore
    - Salix laevigata – Red Willow
      - 15 gallon minimum
- **The total riparian and Oak trees needed for mitigation in this area is**
  - 95 Quercus lobata
  - 120 Platanus racemosa
  - 35 Salix laevigata
- **10'-0" wide decomposed granite trail on the south and east side of the channel. (Must meet ADA standards.)**
- **3-rail thematic rail fence continuous along the paseo, located between the trail and the top of channel. (Provides separation between pedestrians and the habitat/mitigation corridor)**
- **Ornamental iron fence or Builder optional combination wall featuring a 2’ high low wall with 4’-0” high ornamental iron fence atop at rear yard conditions (when adjacent to channel edge).**
- **Neighborhood Pocket Park**
  - Turf
  - Mitigation Oak trees
  - Benches
  - Picnic
- **Channel Bottom Seed Mix**
  - Mix ‘B’ (Per U.S. Army Corps of Engineers)
  - See Community Plant Palette for mix.
- **Channel Bank Seed Mix**
  - Mix ‘A’ (Per U.S. Army Corps of Engineers)
  - See Community Plant Palette for mix.

- Street tapers at parking area.

### Additional Notes

- See Exhibits 37a, 37b, 37c, and 37d for specific details.
Exhibit 37a  Paseo Greenbelt And Wetlands Riparian Habitat Mitigation Area Plan (East Of Park Site)

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Scale 1” = 150’
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Exhibit 37b  Paseo Greenbelt And Wetlands Riparian Habitat Mitigation Area Section (East Of Park Site)

SECTION A-A (PAGE B.66)
Exhibit 37d  Paseo Greenbelt And Wetlands Riparian Habitat Mitigation Area Section (South Of Park Site)

RIPARIAN TREE
(SEE PLAN VIEW FOR TREE SELECTION)

CHANNEL BOTTOM
SEED MIX 'B' (AS PER U.S. ARMY CORPS OF ENGINEERS)

CHANNEL BANK
SEED MIX 'A' (AS PER U.S. ARMY CORPS OF ENGINEERS)

ORNAMENTAL IRON VIEW FENCE WITH 4'-0" RETURN TO SIDEYARD WOOD FENCE AT PROPERTY LINE (BUILDER MAY INSTALL OPTIONAL COMBINATION WALL FEATURING A 2'-0" HIGH LOW WALL WITH 4'-0" HIGH ORNAMENTAL IRON FENCE ATOP)

RESIDENTIAL REAR YARD

THREE RAIL THEMATIC FENCE (2'-0" CLEAR FROM EDGE OF TRAIL)

10'-0" WIDE DECOMPOSED GRANITE TRAIL / SERVICE ROAD (MUST MEET ADA STANDARDS)

ON STREET PARKING BETWEEN STREETSCENE CHOKERS

STREET TREE / WETLAND MITIGATION TREE
* QUERCUS LOBATA (VALLEY OAK)

* ALSO REFER TO: WETLAND / RIPARIAN HABITAT MITIGATION AND MONITORING PLAN DATED DECEMBER 2004

SECTION B-B (PAGE B.68)
B.11 COMMUNITY PLANT PALETTE

Flexibility, diversity in plant material and a limited plant palette give greater unity and thematic identity to the community. The following plant material lists have been selected for their appropriateness to the project theme, climate conditions, and concern for maintenance. A limited selection of plant materials used in simple composition is encouraged. Whenever possible, overall plant material selection for a given area shall have compatible drought resistant characteristics, and irrigation programming should be designed to minimize water applications.

**Specimen Trees**, at community monumentation corners and at points of interest.
- Quercus agrifolia  
  - 60” Box minimum

**Plaza Accent Trees**, at primary community monumentation corners
- Arbutus Marina  
  - 36” Box minimum
- Lagerstroemia indica/hybrid  
  - 36” Box minimum
- Cornus kousa  
  - 36” Box minimum
- Koelreuteria paniculata  
  - 36” Box minimum
- Magnolia grandiflora’Edith Bogue’  
  - 36” Box minimum
- Magnolia grandiflora’San Marino’  
  - 36” Box minimum
- Pyrus kawakamii  
  - 36” Box minimum

**Backdrop Vertical Accent**
- Prunus caroliniana ‘Compacta’  
  - 15 gallon minimum
- Podocarpus henkelii  
  - 24” Box minimum

**Neighborhood Entry Tree**
- Quercus agrifolia  
  - 24” Box minimum

**Bruceville Road Street Trees**
- Platanus acerifolia ‘Bloodgood’ or ‘Columbia’  
  - 15 gallon minimum
- Koelreuteria paniculata G  
  - One third 24” Box

**Bruceville Road Median Island**
**In fill Trees**
- Quercus wislizenii  
  - 15 gallon minimum
- Quercus agrifolia  
  - One third 24” Box

**Bruceville Road Background Trees – Select from the following:**
- Quercus wislizenii  
  - Interior Live Oak
- Quercus agrifolia  
  - Coast Live Oak

**Bruceville Road Large Background Shrubs – Select from the following:**
- Arbutus unedo ‘Compacta’  
  - Dwarf Strawberry Tree
- Osmanthus fragrans  
  - Sweet Olive
- Photinia fraseri  
  - Photinia
- Pittosporum tosira  
  - Tobera
- Viburnum japonica  
  - Viburnum
- Phornium tenax  
  - Flax
- Escallonia fradesii  
  - NCN

**Bruceville Road Vines**
- Parthenocissus tricuspidata  
  - Boston Ivy

**Bruceville Road Medium Shrubs – Select from the following:**
- Agapanthus africanus ‘Queen Anne’  
  - Lily of the Nile
- Pittosporum tosira ‘Wheeler’s Dwarf’  
  - Dwarf Tobira
- Pyracantha ‘Santa Cruz’  
  - Spreading Firethorn
- Hemerocallis hybrid  
  - Daylily
- Rhaphiolepis indica ‘Ballera’  
  - India Hawthorn
- Rosmarinus officinalis ‘Irene’  
  - Rosemary
- Cotoneaster horizontalis  
  - Rock Cotoneaster
- Coprosma petrii  
  - NCN
- Trachelospermum jasminoides  
  - Star Jasmine
- Baccharis pilularis ‘Twin Peaks’  
  - Dwarf Coyote Bush
- Rosa (groundcover types)  
  - Landscape Rose

**Bruceville Road Small Shrubs/Groundcovers – Select from the following:**
- Rosa (groundcover types)  
  - Landscape Rose
- Parthenocissus tricuspidata  
  - Boston Ivy
- Pittosporum tosira  
  - 5 gallon minimum
- Viburnum japonica  
  - 5 gallon minimum
Big Horn Boulevard Median Island Shrubs

- Baccharis pilularis ‘Twin Peaks’ *Dwarf Coyote Bush*
- Rosmarinus officinalis ‘Irene’ *Rosemary*
  - 1 gallon minimum

Big Horn Boulevard Street Tree

- Platanus acerifolia ‘Bloodgood’ or ‘Columbia’ *London Plane Tree*
  - 15 gallon minimum
  - One third 24” Box

Big Horn Boulevard Median Island Tree

- Quercus agrifolia *Coast Live Oak*
  - 15 gallon minimum
  - One third 24” Box

Big Horn Boulevard Median Island Accent Tree

- Pyrus calleryana ‘Aristocrat’ *Ornamental Pear*
  - 15 gallon minimum
  - One third 24” Box

Big Horn Boulevard Back Ground Trees – Select from the following:

- Celtis sinensis *Chinese Hackberry*
- Magnolia grandiflora ‘Russet’ *Magnolia*
- Pinus canariensis *Canary Island Pine*
- Pyrus calleryana ‘Red Spire’ *Flowering Pear*
  - 15 gallon minimum
  - One third 24” Box

Big Horn Boulevard Medium Shrubs – Select from the following:

- Pittosporum tobira ‘Varigata’ *Variegated Tobira*
- Rhaphiolepis indica ‘Clara’ *India Hawthorn*
- Rosa (Landscape Shrub Variety) *Rose*
- Westringia fruticosa *Coast Rosemary*
- Xylosma congestum ‘Compacta’ *NCN*

Big Horn Boulevard Small Shrubs – Select from the following:

- Agapanthus africanus ‘Queen Anne’ *Lily of the Nile*
- Escallonia ‘Terri’
- Hemerocallis ‘Hybrid’ *Day Lily*
- Rosa (groundcover type) *Landscape Rose*
- Rosmarinus officinalis ‘Lockwood de Forest’ *Rosemary*
- Trachelospermum jasminoides *Star Jasmine*
  - 1 gallon minimum

Big Horn Boulevard Median Island Shrubs

- Rosmarinus officinalis ‘Collingwood Ingram’ *Rosemary*
- Rhaphiolepis indica ‘Ballerina’ *India Hawthorn*
- Agapanthus africanus ‘Queen Anne’ *Lily of the Nile*
  - 1 gallon minimum

Big Horn Boulevard Median Island Shrubs

- Rosmarinus officinalis ‘Collingwood Ingram’ *Rosemary*

Big Horn Boulevard Vines

- Parthenocissus tricuspidata *Boston Ivy*
  - 5 gallon minimum

Whitlock Parkway Street Trees and Median Island Trees

- Platanus racemosa *California Sycamore*
- Quercus wislizenii *Interior Live Oak*
- Quercus lobata *Valley Oak*
  - 15 gallon minimum
  - One third 24” Box

Whitlock Parkway Deciduous Accent Trees

- Platanus racemosa *California Sycamore*
- Alnus rhombifolia *White Alder*
  - 5 gallon minimum

Whitlock Parkway Large Screen Shrubs – Select from the following:

- Arbutus unedo ‘Compacta’ *Dwarf Strawberry Tree*
- Cercis occidentalis *Western Redbud*
  - 5 gallon minimum

Whitlock Parkway Large Native and Drought Tolerant Shrubs – Select from the following:

- Baccharis ‘Centennial’ *NCN*
- Cercis occidentalis *Western Redbud*
- Heteromeles arbutifolia *Toyon*
- Rhamnus alaternus *Italian Buckthorn*
- Rhamnus californica *Coffeeberry*
- Rhus integrifolia *Lemonade Berry*
  - 5 gallon minimum

Whitlock Parkway Medium Drought Tolerant Shrubs – Select from the following:

- Baccharis pilularis *Dwarf Coyote Bush*
- Ceanothus spp. *Wild Lilac*
- Cotoneaster spp. *Cotoneaster*
- Myoporum pacificum *NCN*
- Ribes sanguinuum *Currant*
- Rhamnus californica *Coffeeberry*
- Salvia leucantha *Medicinal Sage*
- Westringia fruticosa *Coast Rosemary*
  - 5 gallon minimum
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#### Civic Center Drive Vines
- Parthenocissus tricuspidata 'Boston Ivy' ○ 5 gallon minimum
- Rosa banksiae 'Lutea' ○ 5 gallon minimum
- Climbing Rose (on streetscenes rail fences) ○ 5 gallon minimum

#### Civic Center Drive Street Trees
- Quercus agrifolia 'Collingwood Ingram' ○ 15 gallon minimum ○ One third 24” Box
- Magnolia grandiflora 'Russet' ○ 15 gallon minimum ○ One third 24” Box

#### Laguna Springs Drive Medium Island Accent Tree
- Magnolia grandiflora 'Russet' ○ 15 gallon minimum ○ One third 24” Box

#### Laguna Springs Drive Median Island Shrub
- Rosmarinus officinalis 'Prostratus' ○ 1 gallon minimum
- Agapanthus africanus 'Queen Anne' ○ 1 gallon minimum

#### Laguna Springs Drive Hedge Row and Small Shrubs
- Ligustrum japonica 'Texanum' ○ 5 gallon minimum
- Agapanthus africanus ○ 1 gallon minimum

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### Whiteロック Parkeway Channel Bottom Seed Mix -

#### City of Elk Grove Seed Mix ‘D’
- Bromus carinatus 'Columbia' California Brome Grass ○ 15 gallon minimum ○ One third 24” Box
- Dichelostemma capitatum 'Blue Dicks'
- Eschscholzia californica 'California Poppy'
- Lupinus bicolor 'Minature Lupine'
- Nastella lepida Purple Needlegrass
- Nastella pulchra Purple Needlegrass
- Plantago ovata California Plantain
- Sisyrinchium bellum Blue Eyed Grass

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### Civic Center Drive Hedge Row

- Pittosporum tobira 'Variegata' Varigated Tobira
- Rhaphiolepis indica 'Clara' India Hawthorn
- Rosa (Landscape Shrub Variety) Rose
- Rosmarinus officinalis 'Collingwood Ingram' Rosemary
- Dicen distigata Fortnight Lily
- Westringia fruticosa Coast Rosemary
- 5 gallon minimum

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### Laguna Ridge Elk Grove, California

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### Laguna Ridge Road Street Tree
- **Quercus wislizenii**  
  ○ 15 gallon minimum  
  ○ One third 24" Box

### Lotz Parkway Median Island Tree
- **Platanus acerifolia ‘Bloodgood’ or ‘Columbia’**  
  ○ 15 gallon minimum  
  ○ One third 24" Box

### Lotz Parkway Median Island Accent Tree
- **Magnolia grandiflora ‘Russet’**  
  ○ 15 gallon minimum  
  ○ One third 24" Box

### Lotz Parkway Median Island Shrubs
- **Rosmarinus officinalis ‘Callingwood Ingram’**  
  ○ 15 gallon minimum
- **Cotoneaster horizontalis**  
  ○ 15 gallon minimum  
  ○ One third 24" Box
- **Rhaphiolepis indica ‘Clara’**  
  ○ 1 gallon minimum

### Lotz Parkway Large Shrubs – Select from the following:
- **Arbutus unedo ‘compacta’**  
  ○ 5 gallon minimum
- **Photinia fraseri**  
  ○ 5 gallon minimum
- **Osmanthus fragrans**  
  ○ 5 gallon minimum
- **Pittosporum tobira**  
  ○ 5 gallon minimum

### Lotz Parkway Medium Shrubs – Select from the following:
- **Arbutus marina**  
  ○ 15 gallon minimum (street trees)  
  ○ 15 gallon minimum (front yard trees)
- **Acer rubrum**  
  ○ 15 gallon minimum (street trees)  
  ○ One third 24" Box
- **Chimonanthus retusus**  
  ○ 5 gallon minimum
- **Elaeocarpus decipiens**  
  ○ 5 gallon minimum
- **Fraxinus oxycarpa ‘Raywood’**  
  ○ 5 gallon minimum
- **Gleditsia triacanthos**  
  ○ 5 gallon minimum
- **Koelreuteria bipinnata**  
  ○ 5 gallon minimum
- **Koelreuteria paniculata**  
  ○ 5 gallon minimum  
  ○ One third 24" Box
- **Magnolia grandiflora ‘Majestic Beauty’**  
  ○ 5 gallon minimum
  
### Neighborhood Street Trees (Medium to Large trees) – Select from the following:
- **Arbutus marina**  
  ○ 15 gallon minimum
- **Acer rubrum**  
  ○ 15 gallon minimum  
  ○ One third 24" Box
- **Chimonanthus retusus**  
  ○ 5 gallon minimum
- **Elaeocarpus decipiens**  
  ○ 5 gallon minimum
- **Fraxinus oxycarpa ‘Raywood’**  
  ○ 5 gallon minimum
- **Gleditsia triacanthos**  
  ○ 5 gallon minimum
- **Koelreuteria bipinnata**  
  ○ 5 gallon minimum
- **Koelreuteria paniculata**  
  ○ 5 gallon minimum  
  ○ One third 24" Box
- **Magnolia grandiflora ‘Majestic Beauty’**  
  ○ 5 gallon minimum
- **Magnolia prima**  
  ○ 5 gallon minimum
- **Magnolia virginiana**  
  ○ 5 gallon minimum
- **Pyrus calleryana ‘Aristocrat’**  
  ○ 5 gallon minimum
- **Pyrus calleryana ‘Bradford’**  
  ○ 5 gallon minimum
- **Quercus agrifolia**  
  ○ 5 gallon minimum
- **Quercus ilex**  
  ○ 5 gallon minimum
- **Tilia cordata ‘Green Spire’**  
  ○ 15 gallon minimum (street trees)
  ○ 15 gallon minimum (front yard trees)
  
### Residential Front Yard Trees (Medium to Small trees) – Select from the following:
- **Arbutus marina**  
  ○ 15 gallon minimum
- **Callistemon citrinus**  
  ○ 15 gallon minimum  
  ○ One third 24" Box
- **Koelreuteria paniculata**  
  ○ 15 gallon minimum

### Mitigation Trees
- **Quercus lobata**  
  ○ 15 gallon minimum
- **Platanus racemosa**  
  ○ 15 gallon minimum
- **Salix laevigata**  
  ○ 15 gallon minimum
- **Artemisia douglasiana**  
  ○ 15 gallon minimum
- **Vulpia microstachys**  
  ○ 15 gallon minimum
- **Hordium brachyantherum**  
  ○ 15 gallon minimum
- **Nassella cernua**  
  ○ 15 gallon minimum
- **Poa secunda**  
  ○ 15 gallon minimum

### Wetland Riparian Habitat Mitigation Plant List
- **Quercus lobata**  
  ○ 15 gallon minimum
- **Platanus racemosa**  
  ○ 15 gallon minimum
- **Salix laevigata**  
  ○ 15 gallon minimum
- **Artemisia douglasiana**  
  ○ 15 gallon minimum
- **Vulpia microstachys**  
  ○ 15 gallon minimum
- **Hordeum brachyantherum**  
  ○ 15 gallon minimum
- **Leymus triticoides Yolo**  
  ○ 15 gallon minimum
- **Nassella cernua**  
  ○ 15 gallon minimum
- **Poa secunda**  
  ○ 15 gallon minimum

### Lotz Parkway Shrubs
- **Pittosporum tobira ‘Wheelers Dwarf’**  
  ○ 1 gallon minimum
- **Rhaphiolepis indica ‘Ballerina’**  
  ○ 1 gallon minimum
- **Rosa ‘Carpet Rose’**  
  ○ 1 gallon minimum
- **Pittosporum tobira ‘variegata’**  
  ○ 1 gallon minimum
- **Rhaphiolepis indica ‘Clara’**  
  ○ 1 gallon minimum
- **Westringia fruticosa**  
  ○ 1 gallon minimum
- **Xylosma congestum ‘Compacta’**  
  ○ 1 gallon minimum

### Lotz Parkway Trees
- **Quercus wislizenii**  
  ○ 15 gallon minimum
  ○ One third 24" Box
- **Platanus acerifolia ‘Bloodgood’ or ‘Columbia’**  
  ○ 15 gallon minimum
  ○ One third 24" Box
- **Magnolia grandiflora ‘Russet’**  
  ○ 15 gallon minimum
  ○ One third 24" Box
- **Rosmarinus officinalis ‘Callingwood Ingram’**  
  ○ 15 gallon minimum
- **Cotoneaster horizontalis**  
  ○ 15 gallon minimum
  ○ One third 24" Box
- **Rhaphiolepis indica ‘Clara’**  
  ○ 1 gallon minimum
- **Arbutus unedo ‘compacta’**  
  ○ 5 gallon minimum
- **Photinia fraseri**  
  ○ 5 gallon minimum
- **Osmanthus fragrans**  
  ○ 5 gallon minimum
- **Pittosporum tobira**  
  ○ 5 gallon minimum
- **Magnolia grandiflora ‘Etith Bogue’**  
  ○ 5 gallon minimum
- **Magnolia grandiflora ‘Russet’**  
  ○ 5 gallon minimum
- **Magnolia grandiflora ‘San Marino’**  
  ○ 5 gallon minimum
- **Pyrus kawakamii**  
  ○ 5 gallon minimum
- **Lagerstroemia indica ‘Hybrid’ (Indian)**  
  ○ 5 gallon minimum
- **Magnolia grandiflora**  
  ○ 5 gallon minimum
- **Magnolia grandiflora**  
  ○ 5 gallon minimum
- **Magnolia grandiflora**  
  ○ 5 gallon minimum
- Festuca idahoensis
- Lotus scoparius
- Lupinus microcarpus

**Channel Bottom Seed Mix (Mix B)**
(As approved by the U.S. Army Corps of Engineers)
- Deschampsia cespitosa
- Hordeum brachyantherum
- Vulpia microstachys
- Leymus triticoides Yolo
- Scirpus californicus
- Scirpus acutus
- Juncus bufonius
- Typha latifolia
- Eleocharis macrostachya
- Cyperus eragrostis
- Achillea millefolium

**Community Shrubs**
- Agapanthus africanus
- Aloe spp.
- Arbutus unedo ‘Compacta’
- Arctostaphylos ‘Point Reyes’
- Baccharis ‘Centennial’
- Baccharis pilularis
- Buxus japonica ‘Green Beauty’
- Ceanothus spp.
- Cistus spp.
- Cotoneaster spp.
- Diotes vegeta
- Escallonia ‘Terri’
- Escallonia fradesii
- Euonymus japonica
- Heteromeles arbutifolia
- Lavandula spp.

- Ligustrum japonica ‘Texanum’
- Lonicera japonica ‘Halliana’
- Myoporum parvifolium
- Nandina domestica ‘Gulf Stream’
- Osmanthus fragrans
- Photinia fraseri
- Phormium tenax
- Pittosporum tenuifolium
- Pittosporum toibara
- Pittosporum toibara ‘Variegata’
- Pittosporum toibara ‘Wheelers Dwarf’
- Rhamnus alaternus
- Rhaphiolepis indica ‘Springtime’
- Rhaphiolepis indica ‘Clara’
- Ribes sanguinum
- Ribes viburnifolium
- Romneya couleri
- Rosa Varieties
- Rosmarinus officinalis ‘Collingwood Ingrum’
- Rosmarinus officinalis ‘Irene’
- Rosmarinus officinalis ‘Prostrata’
- Rosmarinus officinalis ‘Lockwood de Forest’
- Trachelospermum jasminoides
- Viburnum japonicum
- Westringia fruticosa
- Xylosma congestum ‘compacta’

- Texas Privet
- Halls Honeysuckle
- NCN
- Heavenly Bamboo
- Sweet Olive
- Photinia
- Flax
- NCN
- Toibara
- Dwarf Toibara
- Italian Buckthorn
- Coffeeberry
- NCV
- Matilija Poppy
- Rose
- Rosemary
- Rosemary
- Rosemary
- Star Jasmine
- Viburnum
- Coast Rosemary
- NCN

**Grasses**
- Festuca arundinacea (Dwarf variety)(parkway turf)
- Festuca ovina ‘Glaucea’
- Festuca californica

- Dwarf Fescue
- Blue Fescue
- California Fescue

**Vines**
- Parthenocissus tricuspidata
- (on streetscene walls and fences only)
- Rosa Banksiae ‘Lutea’ (on thematic fence only)

- Boston Ivy
- Climbing Rose

**Grasses**
- Festuca marei
- Helicotrichon sempervirens
- Pennisetum setaceum ‘Dwarf Red’

- Marei Fescue
- Blue Out Grass
- Dwarf Fountain Grass

**Grasses**
- Festuca marei
- Helicotrichon sempervirens
- Pennisetum setaceum ‘Dwarf Red’

- Marei Fescue
- Blue Out Grass
- Dwarf Fountain Grass
Table 1 - Height / Caliper relationship to box size

<table>
<thead>
<tr>
<th>Box Size</th>
<th>Caliper</th>
<th>Average Height Range</th>
<th>Typical Maximum Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>15 Gal. Evergreen</td>
<td>1/2 in.</td>
<td>4 to 5 ft.</td>
<td>6 ft.</td>
</tr>
<tr>
<td>15 Gal. Deciduous</td>
<td>3/4 in.</td>
<td>6 to 8 ft.</td>
<td>10 ft.</td>
</tr>
<tr>
<td>24&quot; Box Evergreen</td>
<td>1 in. / 1 1/4 in</td>
<td>8 to 10 ft.</td>
<td>11 ft. / 12 ft.</td>
</tr>
<tr>
<td>24&quot; Box Deciduous</td>
<td>1 1/2 in. / 1 3/4 in</td>
<td>10 to 12 ft.</td>
<td>14 ft.</td>
</tr>
<tr>
<td>36&quot; Box Evergreen</td>
<td>2 in. / 2 1/2 in</td>
<td>12 to 14 ft.</td>
<td>16 ft.</td>
</tr>
<tr>
<td>36&quot; Box Deciduous</td>
<td>3 in.</td>
<td>14 to 16 ft.</td>
<td>18 ft.</td>
</tr>
<tr>
<td>48&quot; Box Evergreen</td>
<td>3 1/2 in.</td>
<td>14 to 16 ft.</td>
<td>18 ft.</td>
</tr>
<tr>
<td>48&quot; Box Deciduous</td>
<td>4 in.</td>
<td>16 to 18 ft.</td>
<td>22 ft.</td>
</tr>
<tr>
<td>60&quot; Box Evergreen</td>
<td>4 1/2 in.</td>
<td>16 to 18 ft.</td>
<td>22 ft.</td>
</tr>
<tr>
<td>60&quot; Box Deciduous</td>
<td>5 in.</td>
<td>18 ft. and up</td>
<td>26 ft.</td>
</tr>
</tbody>
</table>

* Above information obtained from American Standard for nursery stock, dated May 12, 2004
B.12 Irrigation Standards

Irrigation systems within Laguna Ridge will when all possible utilize reclaimed water for irrigating streetscape corridors, parks, open space and school sites, as available from Sacramento Regional Water Treatment Plant.

With the use of a reclaimed water irrigation concept, and a water management program, the water availability concerns within Laguna Ridge will be reduced. Perimeter streetscenes, parkways and median islands shall be irrigated using conventional spray type irrigation heads. All grand parkway and paseo/greenbelt areas shall be irrigated using conventional spray type irrigation heads in areas less than 20’ wide and rotor type spray heads in areas over 20’ wide. Care shall be taken to lay out the irrigation system in concert with the planting design, preventing irrigation heads to be blocked by the shrub plantings.

The irrigation systems shall be separated into systems based on the planting design/plant palette/planting hydrozones. The irrigation design shall provide for 100% double coverage of all rotor and spray head systems. The irrigation system design shall also conform to State of California Assembly Bill #325/ City of Elk Grove Water Conservation ordinance for a water conserving landscape utilizing no more than 80% of the historical evapotranspiration rate for the City of Elk Grove.

All internal parkway landscape areas shall be irrigated with an automatic irrigation system connected to the homeowner’s front yard irrigation system.

Specific irrigation equipment refers to the Irrigation Legend for the following equipment:

- Water Meter – per City of Elk Grove requirements.
- Electrical Meters – per SMUD requirements.
- Basket Strainer – for Reclaimed Irrigation Systems
- Backflow Device – for Domestic Irrigation System
- Irrigation Pumps – if required shall be per the Legend.(No Plastic)
- Remote Control Master Irrigation Valves – shall be per the Legend.
- Pressure Regulators – if required, based on pressure – shall be per the Legend.
- Quick Coupler Valves – 100’ o.c. per the Irrigation Legend.
- Remote Irrigation Control Valves – shall be per the Irrigation Legend.
- Pressure Regulating Irrigation Control Valves – shall be per the Irrigation Legend.
- Flow Sensors – shall be per the Irrigation Legend.
- Gate Valves – shall be per the Irrigation Legend.
- Irrigation Controllers – shall be Central Control Irrigation Controllers, per the Irrigation Legend.
- Telephone service – provide telephone service to the Rain Bird (Cluster Control Unit)
- Communication Conduit/Cable – provide conduit and pull boxes and cable/per the Irrigation Legend.
- Irrigation PVC Mainline – provide purple pipe reclaimed mainline for all reclaimed irrigation systems – per the irrigation system.
- Irrigation Lateral Lines – provide lateral lines per the Irrigation Legend.
- On Grade Pipe – Provide galvanized pipe for all required on grade installations per the Irrigation Legend.
- Irrigation Sleeves – Provide irrigation wire and pipe sleeves under all streets and hardscape 6’ or longer, per the Irrigation Legend.
- Irrigation common and control wires per the Irrigation Legend.
- Irrigation Turf Heads – provide 6” pop up heads for all turf areas, per the Irrigation Legend.
- Shrub Heads – provide 12” pop up heads for all shrub areas, per the Irrigation Legend.
- Pressure compensating screens – provide pressure compensating screens to adjust all spray heads – use screens per the Irrigation Legend.
### B.2.1 Irrigation Equipment Legend

<table>
<thead>
<tr>
<th>MANUFACTURER AND MODEL</th>
<th>ALL EQUIPMENT LISTED SHALL BE OR AS EQUAL, AS SPECIFIED OR PER THE CITY OF ELK GROVE</th>
</tr>
</thead>
<tbody>
<tr>
<td>WATER METER, SIZE PER PLAN</td>
<td>INSTALL PER CIVIL ENGINEER’S PLANS</td>
</tr>
<tr>
<td>ELECTRIC SERVICE FOR IRRIGATION CONTROLLER</td>
<td>INSTALL PER ELECTRICAL PLANS</td>
</tr>
<tr>
<td>MATT'S BASKET STRAINER MODEL MDS65S WITH FLANGED STAINLESS STEEL BODY WITH 20 MESH MONEL SCREEN AND GATE VALVE PER DETAIL</td>
<td>INSTALL PER RECLAIMED WATER</td>
</tr>
<tr>
<td>MATT'S CORRUGATED REDUCED PRESSURE TYPE BACKFLOW DEVICE X/ (20 MESH)</td>
<td>&quot;Y&quot; STRAINER,-test cock, clean out valve, cover</td>
</tr>
<tr>
<td>BACKFLOW ASSEMBLY WRAPPED WITH THERMAL POLAR BARRIER R=4 FISCHER (POL) BL-2500, INSTALL PER DETAIL</td>
<td>INSTALL PER RECLAIMED WATER</td>
</tr>
<tr>
<td>RAIN BIRD PUMP SYSTEM SHALL BE</td>
<td>GRE SERIES</td>
</tr>
<tr>
<td>RAIN BIRD EFB-CF REMOTE MASTER CONTROL VALVE, SIZE PER PLAN</td>
<td></td>
</tr>
<tr>
<td>WILKINS 500ULR PRESSURE REGULATOR</td>
<td>SPRING RANGE 10-25 PSI</td>
</tr>
<tr>
<td>RAIN BIRD 20-12NP QUICK COUPLING VALVE WITH PURPLE COVER</td>
<td>INSTALL ON MAINLINE AT 100' ON CENTER PER PLAN, INSTALL ON RECLAIMED MAINLINE ONLY</td>
</tr>
<tr>
<td>RAIN BIRD 20-12UC QUICK COUPLING VALVE WITH LOCKING RUBBER COVER</td>
<td>INSTALL ON MAINLINE AT 200' ON CENTER PER PLAN, INSTALL ON DOMESTIC MAINLINE ONLY</td>
</tr>
<tr>
<td>RAINBIRD EFB-CF REMOTE CONTROL VALVE SIZE PER PLAN, INSTALL ON RECLAIMED MAINLINE ONLY</td>
<td></td>
</tr>
<tr>
<td>RAIN BIRD EFB-CF-PKG-D REMOTE CONTROL VALVE X PRESSURE REGULATING MODULE SIZE PER PLAN</td>
<td>INSTALL ON RECLAIMED MAINLINE ONLY</td>
</tr>
<tr>
<td>RAIN BIRD FLOW METER, SIZE PER PLAN, FLOW SENSOR CABLE</td>
<td>ARIZONA ELECTRIC FABRICATING INC # 4016-2SP, PER MANUFACTURER’S SPECIFICATIONS</td>
</tr>
<tr>
<td>NBCC CLASS 125 T-11 THREADED GATE VALVE FOR 2 INCHES OR SMALLER, NBCC-P-6/5 GATE VALVE FOR 2 1/2 INCHES AND LARGER</td>
<td>SIZE PER MAINLINE</td>
</tr>
<tr>
<td>RAINBIRD MAXI-COM MODEL ESP-SAT IRRIGATION CONTROLLER &quot;TOP MOUNT&quot; IN A HORIZON WATER MANAGEMENT STAINLESS STEEL CONTROLLER ENCLOSURE MODEL MSB400/2L</td>
<td></td>
</tr>
<tr>
<td>RAIN BIRD 324000 WIRE</td>
<td>INSTALLABLE IN 6 AND 24 STATIONS, CONTROLLER AVAILABLE IN 24, 32, 66, 65 STATIONS</td>
</tr>
<tr>
<td>RAIN BIRD RES-TEX RAIN SENSOR</td>
<td></td>
</tr>
<tr>
<td>TELEPHONE SERVICE - CONTRACTOR TO PAY FOR COORDINATION AND INSTALLATION OF SERVICE</td>
<td></td>
</tr>
<tr>
<td>COMMUNICATION CABLE IN CONDUIT W/JUNCTION BOXES EVERY 200' ON CENTER OR WHERE GROUNDS STREET AND CHANGES DIRECTION</td>
<td>PER MANUFACTURER’S SPECIFICATIONS</td>
</tr>
<tr>
<td>RECLAIMED WATER IRRIGATION SYSTEM-MAIN LINE (BURY 42' BELOW FINISH GRADE)</td>
<td>SCH. 40 PVC 1/2' AND SMALLER</td>
</tr>
<tr>
<td>CLASS 35 PVC2-1 AND LARGER</td>
<td>LABEL, NBCC PURPLE PIPE LETTERED &quot;RECLAIMED WATER&quot; OR PURPLE PIPE LETTERED &quot;RECLAIMED WATER&quot;</td>
</tr>
<tr>
<td>DOMESTIC WATER IRRIGATION SYSTEM-MAIN LINE (BURY 34' BELOW FINISH GRADE)</td>
<td>SCH. 40 PVC 1/2' AND SMALLER</td>
</tr>
<tr>
<td>CLASS 35 PVC2-1 AND LARGER</td>
<td></td>
</tr>
<tr>
<td>SCH. 40 PVC LATERAL LINE (BURY 12' BELOW FINISH GRADE)</td>
<td>(PURPLE)</td>
</tr>
<tr>
<td>&quot;LIVE&quot; SCH.40 PIPE (OR EQUAL) LATERAL LINE</td>
<td>INSTALL ON GRADE, LABEL WITH PURPLE STICKER TAPE &quot;RECLAIMED WATER&quot;</td>
</tr>
<tr>
<td>OR PURPLE PIPE LETTERED &quot;RECLAIMED WATER&quot; (PURPLE)</td>
<td></td>
</tr>
<tr>
<td>CLASS 35 PVC (FOR 2&quot; THROUGH 4&quot;), CLASS 200 PVC (FOR 6&quot; AND ABOVE) MAINLINE, LATERAL LINE AND WIRE SLEEVES-BURY 42' BELOW FINISH GRADE</td>
<td></td>
</tr>
<tr>
<td>CONTROL AND COMMON WIRE #4 AWG-JJ (DIRECT BURIAL) SOLID COPPER WIRE (BURY WITH MAIN LINE) UL APPROVED</td>
<td></td>
</tr>
<tr>
<td>MANUFACTURER AND MODEL</td>
<td>PSI</td>
</tr>
<tr>
<td>------------------------</td>
<td>-----</td>
</tr>
<tr>
<td>Rain Bird 806-SAM-PRE-3</td>
<td>30</td>
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<tr>
<td>Rain Bird 806-SAM-PRE-6</td>
<td>30</td>
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<tr>
<td>Rain Bird 806-SAM-PRE-2</td>
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<tr>
<td>Rain Bird 806-SAM-PRE-12</td>
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<tr>
<td>Rain Bird 806-SAM-PRE-0-LA</td>
<td>30</td>
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<tr>
<td>Rain Bird 806-SAM-PRE-0-LA</td>
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<td>Rain Bird 806-SAM-PRE-0-LA</td>
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<td>Rain Bird 806-SAM-PRE-6-LA</td>
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<td>Rain Bird 806-SAM-PRE-6-LA</td>
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<tr>
<td>Rain Bird 806-SAM-PRE-6-LA</td>
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<tr>
<td>Rain Bird 806-SAM-PRE-140I</td>
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<tr>
<td>Rain Bird 806-SAM-PRE-150S</td>
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<td>Rain Bird 700G-85-08</td>
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<td>Rain Bird 700G-85-16</td>
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<td>Rain Bird 700G-85-6</td>
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<tr>
<td>Rain Bird 500F-FC-SAM</td>
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<tr>
<td>Rain Bird 500F-FC-SAM</td>
<td>35</td>
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<td>35</td>
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<tr>
<td>Rain Bird 500F-FC-SAM</td>
<td>35</td>
</tr>
</tbody>
</table>
### Shrub / Turf Irrigated Areas Less Than 8' Only

All equipment listed shall be or as equal, as specified or per the City of Elk Grove.

<table>
<thead>
<tr>
<th>Manufacturer and Model</th>
<th>PSI</th>
<th>Radius Feet</th>
<th>Precip. In/hr</th>
<th>Pattern &amp; GPM</th>
<th>H</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rain Bird 180G-SAM-PRE-0-LA TURF POP-UP</td>
<td>30</td>
<td>T</td>
<td>.01</td>
<td>4</td>
<td>8 FLT MPR PLASTIC NOZZLE (ORANGE PGS SCREEN)</td>
<td></td>
</tr>
<tr>
<td>Rain Bird 180G-SAM-PRE-0-LA TURF POP-UP</td>
<td>30</td>
<td>6'</td>
<td>.45</td>
<td>3</td>
<td>8 FLT MPR PLASTIC NOZZLE (SILVER PGS SCREEN)</td>
<td></td>
</tr>
<tr>
<td>Rain Bird 180G-SAM-PRE-0-LA TURF POP-UP</td>
<td>30</td>
<td>5'</td>
<td>.64</td>
<td>2</td>
<td>8 FLT MPR PLASTIC NOZZLE (BROWN PGS SCREEN)</td>
<td></td>
</tr>
<tr>
<td>Rain Bird 180G-SAM-PRE-0-LA SHRUB POP-UP</td>
<td>30</td>
<td>T</td>
<td>.01</td>
<td>4</td>
<td>8 FLT MPR PLASTIC NOZZLE (ORANGE PGS SCREEN)</td>
<td></td>
</tr>
<tr>
<td>Rain Bird 180G-SAM-PRE-0-LA SHRUB POP-UP</td>
<td>30</td>
<td>6'</td>
<td>.45</td>
<td>3</td>
<td>8 FLT MPR PLASTIC NOZZLE (SILVER PGS SCREEN)</td>
<td></td>
</tr>
<tr>
<td>Rain Bird 180G-SAM-PRE-0-LA SHRUB POP-UP</td>
<td>30</td>
<td>5'</td>
<td>.64</td>
<td>2</td>
<td>8 FLT MPR PLASTIC NOZZLE (BROWN PGS SCREEN)</td>
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</tbody>
</table>
### Performance Legend

#### 1800 PCS SCREEN PERFORMANCE - MPR NOZZLES
- All equipment listed shall be or as equal as specified or per the City of Elk Grove.

<table>
<thead>
<tr>
<th>GPM</th>
<th>PCS-01O</th>
<th>PCS-020</th>
<th>PCS-030</th>
<th>PCS-040</th>
<th>PCS-060</th>
<th>PCS-080</th>
<th>PCS-128</th>
<th>PCS-175</th>
<th>PCS-240</th>
<th>PCS-570</th>
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</thead>
<tbody>
<tr>
<td>W/ft³ (L/5)</td>
<td>0.22 (0.02)</td>
<td>0.25 (0.025)</td>
<td>0.27 (0.027)</td>
<td>0.30 (0.030)</td>
<td>0.4 (0.04)</td>
<td>0.4 (0.04)</td>
<td>0.5 (0.05)</td>
<td>0.75 (0.075)</td>
<td>0.8 (0.08)</td>
<td>1.0 (0.1)</td>
</tr>
</tbody>
</table>

#### Distance (feet) - ALL EQUIPMENT LISTED SHALL BE OR AS EQUAL, AS SPECIFIED OR PER THE CITY OF ELK GROVE

- **Bold type indicates recommended nozzle/screen combination to achieve catalog performance at 30 psi.**
- **Note:** Screens were tested at 50 psi for 10 minutes prior to taking distance measurements. Distances may vary slightly with higher pressures and longer run times.
### Performance Legend

- **Bold Type**: Indicates recommended nozzle/screen combination to achieve catalog performance at 30 psi. Note: Screens were tested at 50 psi for 10 minutes prior to taking distance measurements. Distances may vary slightly with higher pressures and longer run times.

---

### 1800 PCS Screen Performance - U-Series and Van Nozzles

#### U-Series

<table>
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<tr>
<th>DPL</th>
<th>PCS-010</th>
<th>PCS-020</th>
<th>PCS-040</th>
<th>PCS-060</th>
<th>PCS-080</th>
<th>PCS-100</th>
<th>PCS-110</th>
<th>PCS-120</th>
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<td>0.002 (0.00)</td>
<td>0.002 (0.00)</td>
<td>0.002 (0.00)</td>
<td>0.002 (0.00)</td>
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<td>0.002 (0.00)</td>
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<td>8’</td>
<td>2.4</td>
</tr>
</tbody>
</table>

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**Laguna Ridge**

Elk Grove, California
Sample Project Pump System Specification for Pumps that may be Required

The package water booster pump system shall be a standard product of a single pump manufacturer. The manufacturer of the package pump system shall also be the manufacturer of the pumps. In standard, “one of a kind” package pump systems shall not be considered equal. The package water booster pump system shall be Model # GR1RED2-1-1 E as provided by Horizon Water Management [XXXXXX-XXXX].

The complete package booster pump system shall be certified and listed by UL for conformance to U.S. and Canadian Standards. Systems that have only the sub-assemblies certified and listed by UL for conformance to U.S. and Canadian Standards and/or UR and/or UL recognized components shall not be considered equal.

The package booster pump system shall be used advanced variable frequency drive and electronic controller technology to maintain a constant pressure at 100 psi to a maximum flow of 150 gpm. Minimum supply pressure shall be 47 psi. Pump systems that use pump control valves or pressure reducing valves to maintain a constant water pressure shall not be considered equal.

The package pump system shall have 1 pump. An optional spare main pump shall be included in the system if required. The maximum duty point of each pump shall be 150 gpm @ 231 TDI. The system power shall be 450 volts, 3 phase.

The suction/discharge chamber, motor stool, and pump shaft couplings shall be constructed of cast iron. The impellers, pump shaft, diffuser chambers, outer discharge elbows, impeller seal rings, and seal ring retainers shall be constructed of stainless steel. Optional materials for the suction/discharge chamber and motor stool liner shall be stainless steel.

The impellers shall be secured directly to the pump shaft by means of a split gland arrangement for pumps rated to a maximum of 150 gpm @ 231 TDI. The shaft shall be secured to the shaft by a split gland and a maximum of 115 gpm and above. The shaft shall be secured to the shaft by a split gland and a maximum of 115 gpm and above. The shaft shall be secured to the shaft by a split gland and a maximum of 115 gpm and above. The shaft shall be secured to the shaft by a split gland and a maximum of 115 gpm and above. The shaft shall be secured to the shaft by a split gland and a maximum of 115 gpm and above.

The shaft journal and bearing chambers shall be Tungsten Carbide and Bronze for model CR32 and above (Tungsten Carbide and Graphite for CR32 and above or as an option for CR32 and above). CR32 and smaller pumps shall be equipped with a high temperature mechanical seal assembly with Tungsten Carbide/Garnet or Tungsten Carbide seal faces mounted in stainless steel components. For CR32 and larger pumps, the shaft seal shall be of the cartridge design. CR32 and larger pumps may be ordered with Tungsten Carbide/Carbion, Tungsten Carbide, or the Rubin 945 "Hybrid" seal face design. The CR32 and larger pumps shall be designed so that the cartridge seal may be replaced without removing motors 15 HP and larger.

The motor shall be of the pulse width modulated, integrated motor-variable frequency drive design, the motor and drive designed and built by a single manufacturer. The variable frequency drive enclosure shall include a P1 controller, dry contact output relay contacts, on/off, and digital inputs. The motor shaft will be connected to the motor through a NEMA J1071 rated motor coupling. The motor drive assembly shall be enclosed and the motor enclosures shall be Class F rated.

The 3-phase motor start-set point shall be set by either phase and line volts located on the variable frequency drive enclosure or through an optional hand-held controller which communicates with the P1 controller via infrared signal. The P1 controller will be produced by the same manufacturer as the motor/drive. The hand-held controller will provide a text LCD readout of alarms (faults), pump discharge pressure (psi), motor speed (rpm), instantaneous motor power input (kW), cumulative motor power consumption (kWh), and cumulative motor operating hours.

Installation settings for the hand-held controller include the ability to select/adjust/read the set point, optional external set point, with a read-out of the resulting actual set point adjusted for the external set point setting, control mode (on/off control or on/off and speed control), control mode (on/off control or on/off and speed control), control mode (on/off control or on/off and speed control), control mode (on/off control or on/off and speed control), control mode (on/off control or on/off and speed control), control mode (on/off control or on/off and speed control).

Base and Electrical
The pump shall be mounted on a fabricated stainless-steel sheet base. The power connection terminal box shall be mounted on a bracket that is attached to the pump end. The power connection terminal box shall include a disconnect switch. Optional electrical accessories are available and mount on an optional larger power connection terminal box mounted on a larger pump base frame and control panel bracket.

The pump suction flange shall include a pressure switch to sense the presence of fluid (dry run protection), shall be electrically connected to the integrated variable frequency drive enclosure, and shall shut down the system when the fluid pressure drops below the switch limit. An optional, adjustable pressure switch must be available from the manufacturer.

A 4-20mA pressure sensor, sized for proper application requirements, shall be included on the discharge pipe and shall be electrically connected to the integrated variable frequency drive enclosure. An optional high/low shutoff switch must be available from the manufacturer.

Pumps
The pump system shall include a stainless steel suction pipe with stainless steel isolation bolt valve. The discharge pipe shall be stainless steel and shall include a pump discharge pressure sensor or an optional high/low pressure sensor (HPSG). The pump system shall be designed so that the cartridge seal may be replaced without removing motors 15 HP and larger.

Isolation valves shall be installed on the suction and discharge of each pump. A check valve will be installed on the discharge of each pump (optional on the suction side for suction P1 applications). All systems shall be factory tested for performance and hydrostatic test to 100 psi. The system shall include an HPSG rated diaphragm type pressure tank sized by the manufacturer. Verified Factory Performance Tests and Witness Factory Performance Tests shall be provided by the system manufacturer. Verified Factory Performance Tests and Witness Factory Performance Tests shall be options provided by the system manufacturer.

A system start-up shall be provided by Horizon Water Management at completion of installation. The contractor shall be responsible for contacting Horizon Water Management to begin start-up. A certification of compliance shall be provided to owner at completion of a successful start-up.

Laguna Ridge Design Guidelines

Elk Grove, California

Section B - Landscape Design Patterns and Objectives

August 3, 2005
B.13 Landscape Maintenance

In general the landscape maintenance shall be performed on a daily basis by a Licensed Landscape Contractor. All work shall be performed based on an annual maintenance calendar of monthly and weekly maintenance tasks.

Landscape maintenance shall include the following.

- Irrigation System Maintenance
  - Water Management
  - Submittal of monthly water usage records
  - Repair irrigation systems on a daily basis
  - Monitor the irrigation for clogged heads or malfunctions equipment daily

- Annual horticultural soil test to confirm seasonal fertilizer recommendations.

- Work Near Utilities
  Notify the appropriate utility company/ “Underground Service Alert” before performing maintenance work around utilities.

- Weeding/Mulching
  Weeding shall be performed on a weekly basis. Utilize mulch, proper watering and pre-emergents as necessary to control weeds.

- Mowing
  All lawns shall be mowed weekly during the growing season and as needed throughout the non-growing season. Dispose of all clippings in a approved recycling site.

- Trimming Trees and Shrubs
  Trim all trees annually to shape trees, and prevent heavy limbs from damage in the wind. Perform safety pruning of low hanging limbs immediately when noticed.

- Rodent/Insect Control
  Treat the site and plant material for rodents and insects whenever noticed.

- Hardscape
  Keep all walks clear of debris at all times.

- Trash Collection
  Collect and remove trash from the site on an as needed basis.

- Drainage Facilities
  Maintain all landscape drainage facilities on a on going basis.

- Safety Procedures
  Review all safety procedures with the maintenance staff on a weekly basis. Steps shall be taken at all times to protect the public from all equipment used on the site. Set up protected work areas as necessary when performing landscape maintenance.

- Monthly Maintenance Review
  Perform a monthly maintenance review of all areas and generate a list of items to be completed during the next month.

Grading and Drainage

The following grading and drainage guidelines shall apply to all Landscape areas.

- All Landscape areas shall have a positive surface flow from high points at 2% minimum.
- Maximum grade for turf- 5:1
- Maximum grade for planted shrubs areas- 4:1
- No 2:1 slopes

B.14 Sign Standards

Signs for bike paths shall meet Cal Trans standards as to size of sign, color, graphics and material. Include the following additional elements for bike path signage:

- Bike path metal signs shall be enclosed in a 2"x 3". Re-sawn Redwood frame with 45% mitered corners.
- Sign posts shall be 4”x4” pressure treated redwood (Height per Cal Trans standards.)
- All signs to be approved by the City of Elk Grove

All other miscellaneous site signage shall be approved by the City of Elk Grove and shall be sandblasted redwood signs with painted signage and graphics. All posts shall be 4”x4” pressure treated redwood.

The exact signage program to be implemented in Laguna Ridge has not been established by the City of Elk Grove and is pending at this time. Refer to site amenities and specifications sections for street signage specifications.
• ROADWAY & TRAFFIC SIGNAL POSTS
  CAPITOL SERIES
  (CLAM-SHELL STYLE BASE)
  COLOR: BLACK
  ANTIQUE STREET LAMPS, INC.
  PO BOX 150279
  AUSTIN, TX, 78715-0279
  512-295-3585
  FAX: 512-295-3330
  AVAILABLE THROUGH:
  PACIFIC LIGHTING SALES, INC.
  23666 BUTCHER DRIVE, SUITE 100
  LAKE FOREST, CA 92630
  949-597-1633
  FAX: 949-597-1753

  CONTACTS:
  PETE STEVENS
  CELL: 714-390-2642
  LINDA HARPER
  CELL: 949-294-2002

• CAST IRON POSTS -17" DIA. BASE
  CAPITOL SERIES
  (CLAM-SHELL STYLE BASE)
  COLOR: BLACK
  ANTIQUE STREET LAMPS, INC.
  PO BOX 150279
  AUSTIN, TX, 78715-0279
  512-295-3585
  FAX: 512-295-3330
  AVAILABLE THROUGH:
  PACIFIC LIGHTING SALES, INC.
  23666 BUTCHER DRIVE, SUITE 100
  LAKE FOREST, CA 92630
  949-597-1633
  FAX: 949-597-1753

  CONTACTS:
  PETE STEVENS
  CELL: 714-390-2642
  LINDA HARPER
  CELL: 949-294-2002
NOTE:
Street signs shall be installed to City standard. Special housings shall be used only on paseos and bike trails, not within the normal street system.
- **BOLLARDS**
  
  **WASHINGTON SERIES**
  
  **ANTIQUE STREET LAMPS, INC.**
  
  PO BOX 150279
  AUSTIN, TX, 78715-0279
  512-295-3385
  FAX: 512-295-3330

  **AVAILABLE THROUGH:**
  
  **PACIFIC LIGHTING SALES, INC.**
  
  23666 BUTCHER DRIVE, SUITE 100
  LAKE FOREST, CA 92630
  949-597-1633
  FAX: 949-597-1753

  **CONTACTS:**
  
  PETE STEVENS CELL: 714-390-2642
  LINDA HARPER CELL: 949-294-2002
Exhibit 38d  Site Amenities And Specifications

- IRONSITES TRASH, ASH AND RECYCLING RECEPTACLES
  COLOR: BLACK
  VICTOR STANLEY, INC.
  PO DRAWER 330
  DUNKIRK, MD 20754
  301-855-8300
  800-368-2573
  FAX: 410-257-7579
  AVAILABLE THROUGH:
  DAVE BANG ASSOCIATES, INC.
  PO BOX 1088
  TUSTIN, CA 92781
  800-669-2585
  FAX: 800-729-2483
  www.davebang.com

- DRINKING FOUNTAIN
  PEDESTAL FOUNTAIN #3511
  COLOR: BLACK
  AVAILABLE THROUGH:
  HAWS CORPORATION
  MANUFACTURES REPRESENTATIVE:
  R.V. AND ASSOCIATES
  JACKIE
  707-745-3655
  3200 BAYSHORE ROAD
  BENICIA, CA 94510
  FAX: 707-745-2059

- BENCH
  BENCH 162-60 6' BENCH
  COLOR: BLACK
  AVAILABLE THROUGH:
  DUMOR, INC.
  PO BOX 142
  MIFFINTOWN, PA 17055
  717-430-2106
  FAX: 717-430-9839

- INTERLOCKING PAVERS
  STYLE: APPIAN WAY
  PEDESTRIAN: 6cm THICK
  VEHICULAR: 7cm THICK
  AVAILABLE THROUGH:
  ACKER STONE
  13296 TEMESCAL CANYON ROAD
  CORONA, CA 91719
  909-322-1719
  CONTACT: BARRY RAWLINS

- WAKEFIELD CO.
  attn: ryan mi
  949-552-1130
  949-552-1626

- PAVER FIELD
  COLOR: CHARCOAL, BROWN, TAN BLEND
  SIZE: 9-1/2" x 6-1/4" SQUARE PAVERS
  PATTERN: RANDOM

- PAVER BAND
  COLOR: BROWN
  SIZE: 9-1/2" x 6-1/4" SQUARE PAVERS
  PATTERN: SOLDIER COURSE BAND

Laguna Ridge
Elk Grove, California
• MAILBOX
  STYLE 3 MAILBOX (BOX ONLY)
  COLOR: BLACK
  POST TO BE PROVIDED BY CONTRACTOR.
  AVAILABLE THROUGH:
  CUSTOM HOME ACCESSORIES
  800-265-0041

• MAILBOX
  S SERIES
  COLOR: BLACK
  AVAILABLE THROUGH:
  ANTIQUE STREET LAMPS, INC.
  PO BOX 150279
  AUSTIN, TX, 78715-0279
  512-295-3585
  FAX: 512-295-3330
  CONTACTS:
  PETE STEVENS CELL: 714-390-2642
  LINDA HARPER CELL: 949-294-2002

• MAILBOX
  S SERIES
  COLOR: BLACK
  AVAILABLE THROUGH:
  PACIFIC LIGHTING SALES, INC.
  23666 BUTCHER DRIVE, SUITE 100
  LAKE FOREST, CA 92630
  949-597-1633
  FAX: 949-597-1753
  CONTACTS:
  PETE STEVENS CELL: 714-390-2642
  LINDA HARPER CELL: 949-294-2002
Exhibit 38f Site Amenities And Specifications

- BIKE RACK
  125-130 SERIES
  COLOR: BLACK
  AVAILABLE THROUGH:
  DUMOR, INC.
  PO BOX 142
  MIFFINTOWN, PA 17055
  717-430-2106
  FAX: 717-430-9839

- TREE GUARDS
  M5 SERIES
  COLOR: BLACK
  AVAILABLE THROUGH:
  IRONSMITH
  P.O. BOX 10868, PALM DESERT, CA 92255
  800-338-4766

- TREE GRATES
  DEL SOL SERIES (SQUARE)
  COLOR: BLACK
  AVAILABLE THROUGH:
  IRONSMITH
  P.O. BOX 10868, PALM DESERT, CA 92255
  800-338-4766
HAZELTON SHELTER

AVAILABLE THROUGH:
COLUMBIA EQUIPMENT COMPANY
180-10 93rd AVENUE
JAMAICA, NY 11433
718-658-5900
800-742-1297
FAX: 718-526-4110
• PILASTERS, ENTRY MONUMENT WALL, OVERHEAD STRUCTURE PILASTERS, AND SEAT WALL.

ELDORADO STONE
(WESTRIDGE FIELDSTONE MIX)

AVAILABLE THROUGH:

VALLEY BUILDING MATERIALS
23271 CHERRY AVE.
LAKE FOREST, CA.  92630
(949) 855-9994

• PEDESTRIAN BRIDGE
10' WIDE X 90' LONG

MOOSMAN BRIDGE
PO BOX 803
VALENTINE, NE 65201
402-376-2544
FAX: 402-376-1737
dan@moosmanbridge.com