

LANDSCAPE CONCEPT PLAN



LEGEND

	PEDESTRIAN ACCESS		PRIMARY ENTRY MARKER		OPEN SPACE (MAIN ENTRY)		EXISTING TREE
	LANDSCAPE AREA		SECONDARY ENTRY MARKER		DETENTION BASIN		SHADE TREE
	AMENITY AREAS		PASEO GATEWAY		PASEO		SCREENING TREE
			PASEO MARKER		OPEN SPACE (SCHOOL CONNECTION)		ORNAMENTAL TREE

*159 trees to be planted. Refer to plant list for tree types.

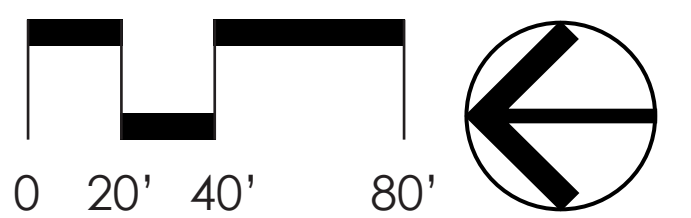
FENCE PLAN



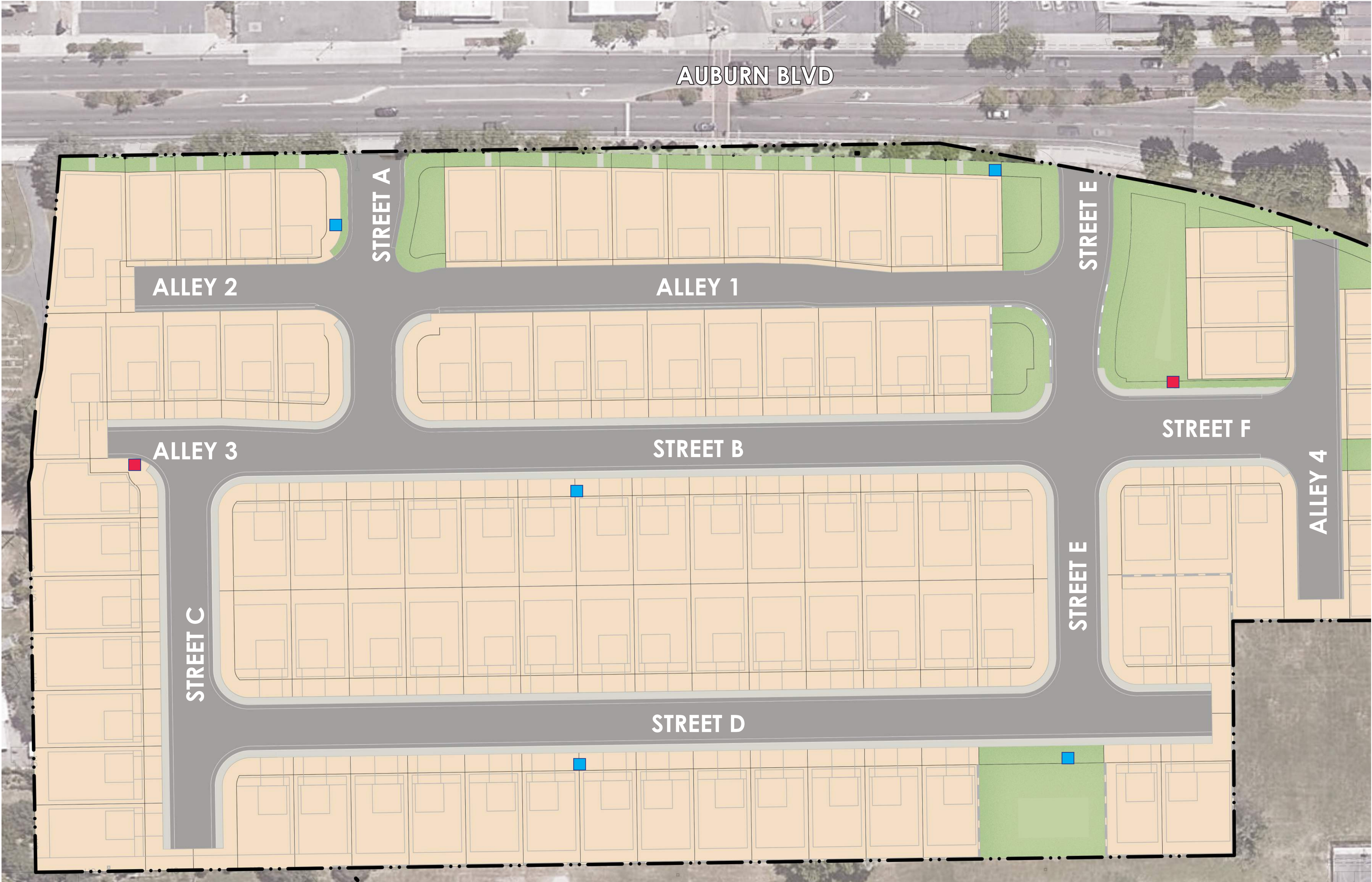
SYLVAN MIDDLE SCHOOL ↓

LEGEND

	6' CEDAR WOOD FENCE		PEDESTRIAN GATE
	METAL TUBE STEEL FENCE (HEIGHT PER PLAN)		PILASTER
	THEME FENCE		



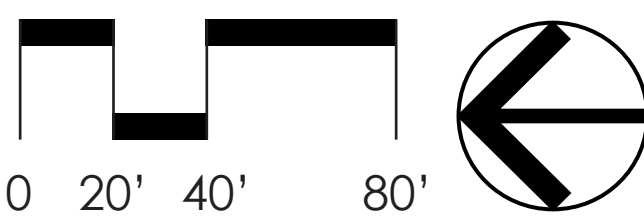
ABOVE GROUND UTILITY SCREENING PLAN



LEGEND

- TRANSFORMER TO BE SCREENED WITH PLANTING
- TRANSFORMER TO BE SCREENED WITH WOOD FENCE PANEL

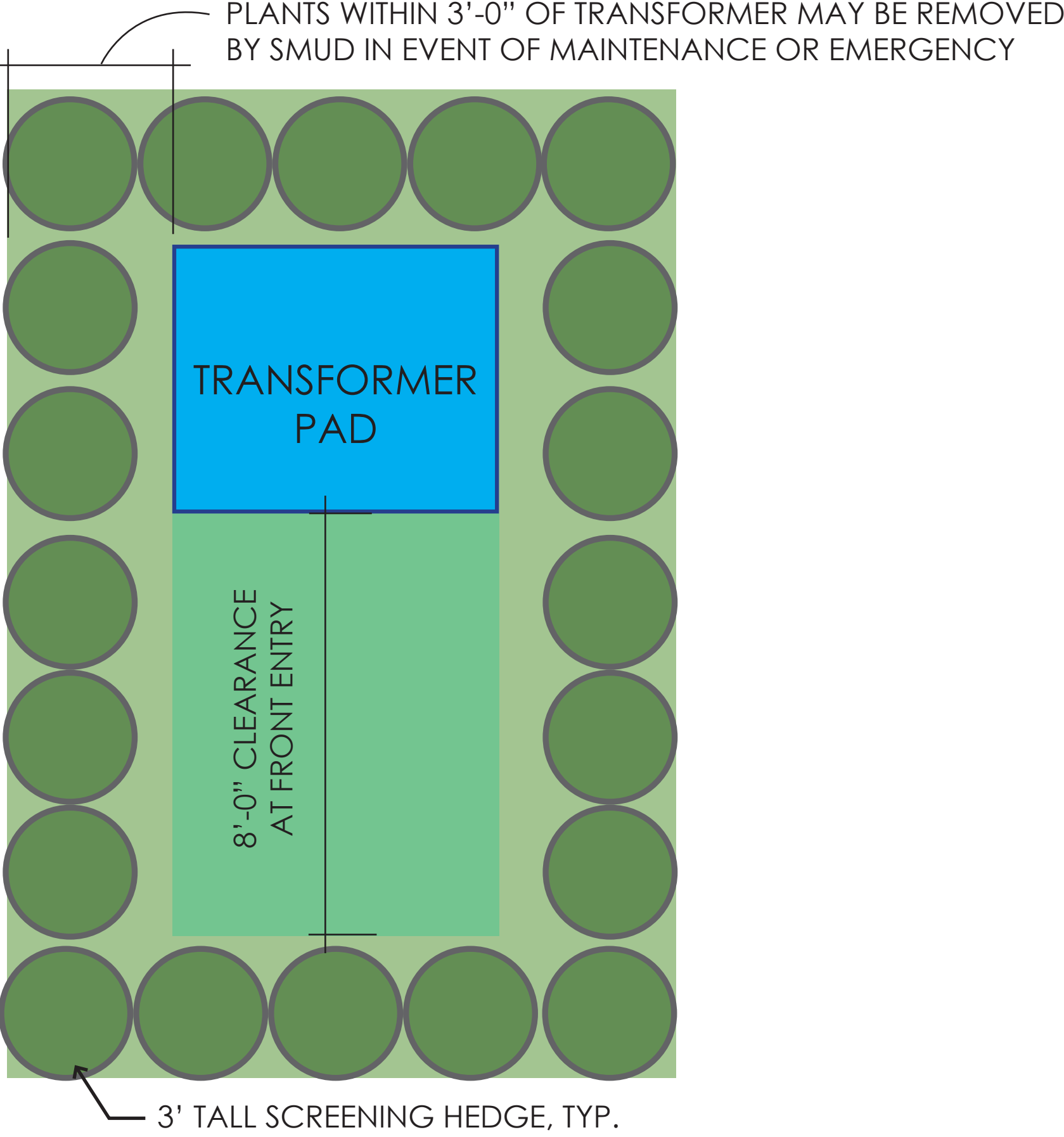
SYLVAN MIDDLE SCHOOL ↓



PLANTS WITHIN 3'-0" OF TRANSFORMER MAY BE REMOVED BY SMUD IN EVENT OF MAINTENANCE OR EMERGENCY

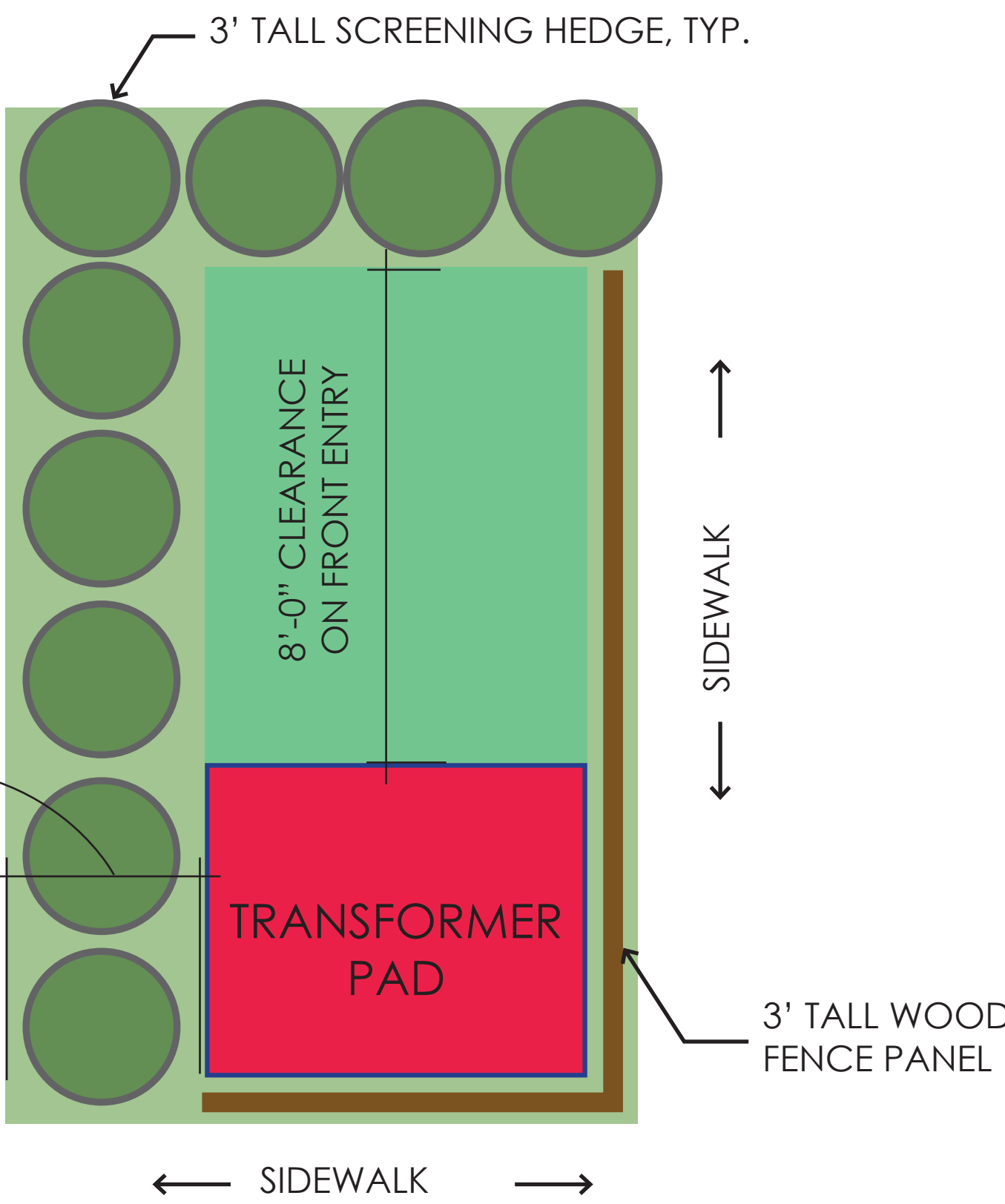
SCREEN W/ PLANTING

*SUBJECT TO SMUD APPROVAL

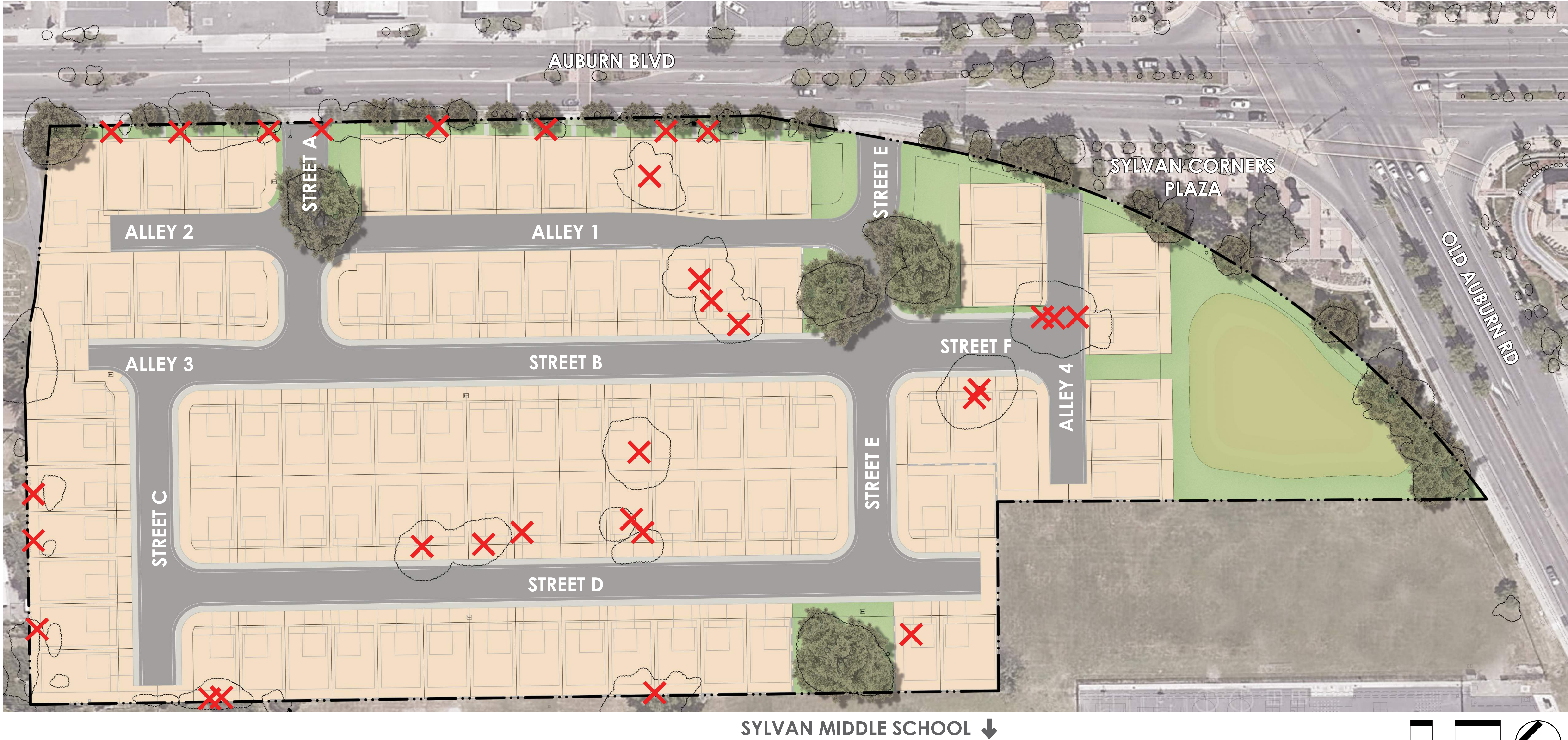


SCREEN W/ WOOD FENCE PANEL

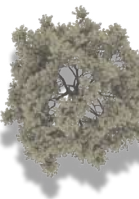
*SUBJECT TO SMUD APPROVAL



TREE REMOVAL PLAN



LEGEND

-  TREE TO BE REMOVED* (472.4" INCHES), 159 NEW TREES TO BE PLANTED
-  EXISTING TREE, TO REMAIN

*Reference Arborist Survey Report prepared by ECorp Consulting, Inc. Environmental Consultants for additional information.

INSPIRATION IMAGES



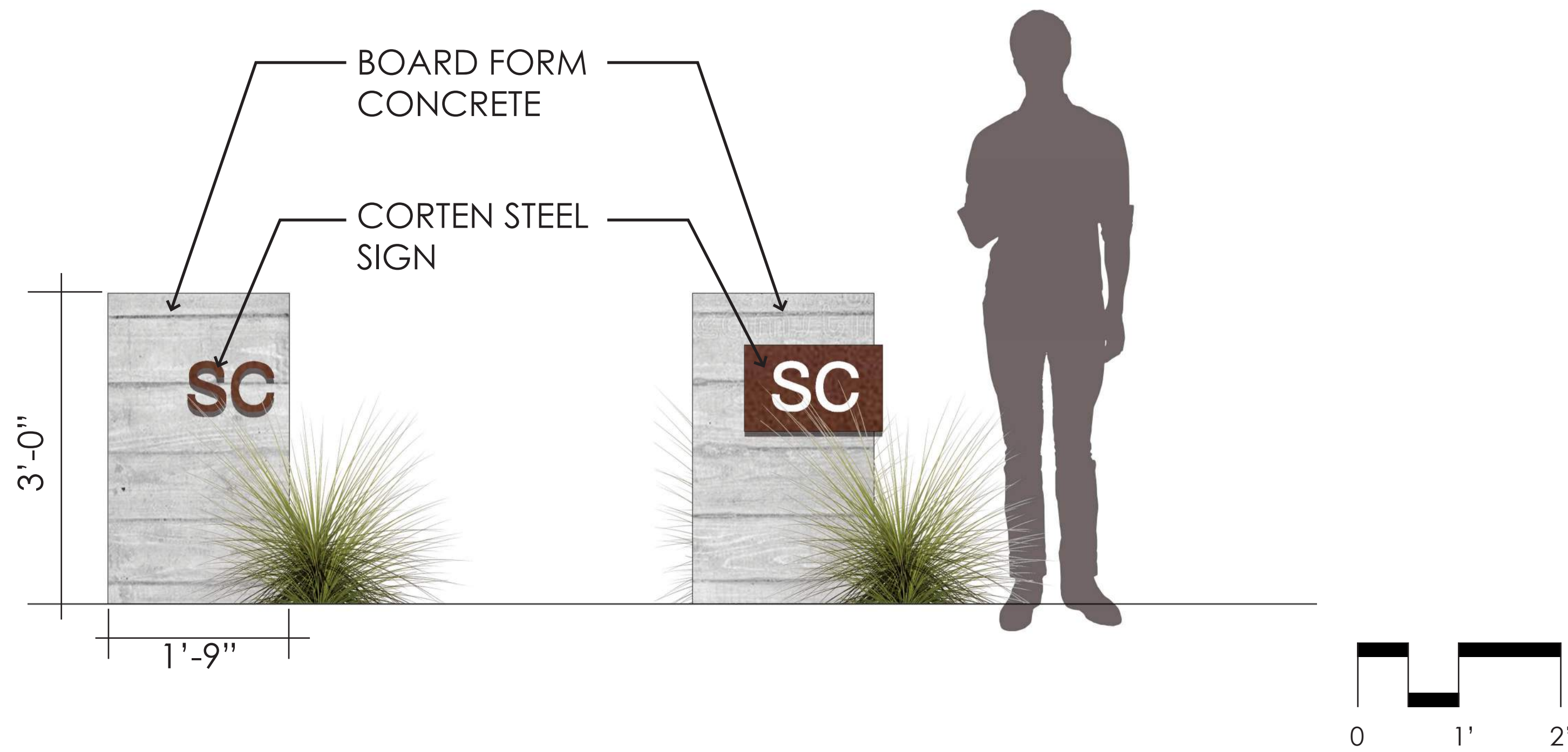
MONUMENTS

PRIMARY ENTRY MARKER

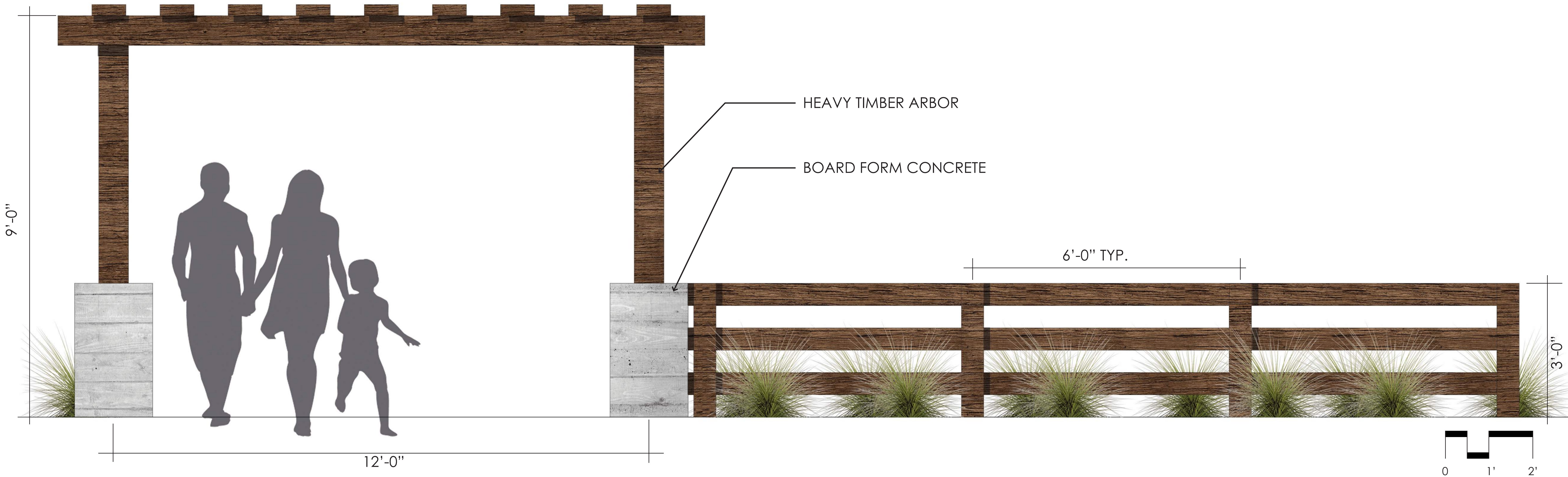


PASEO MARKER

SECONDARY ENTRY MARKER

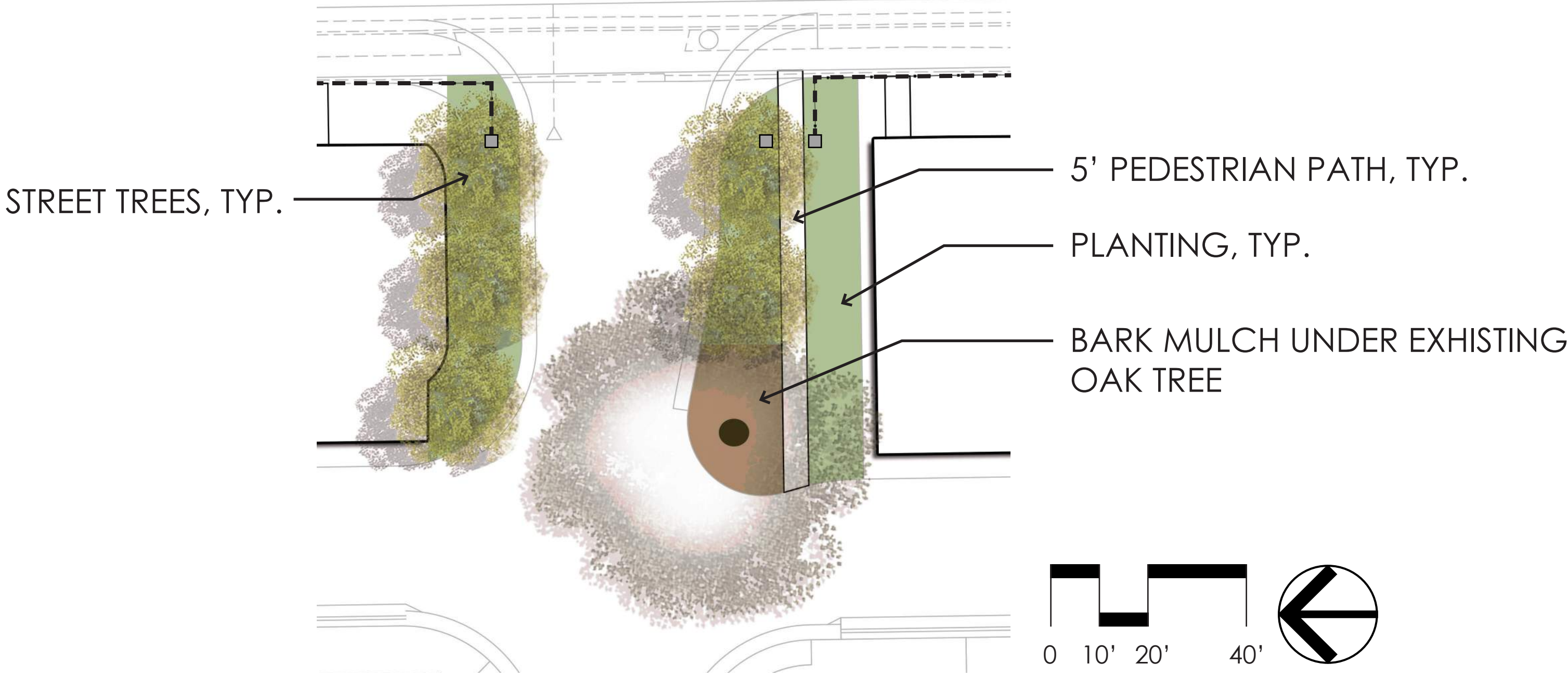


ARBOR WITH FENCE (GATEWAY MARKER)

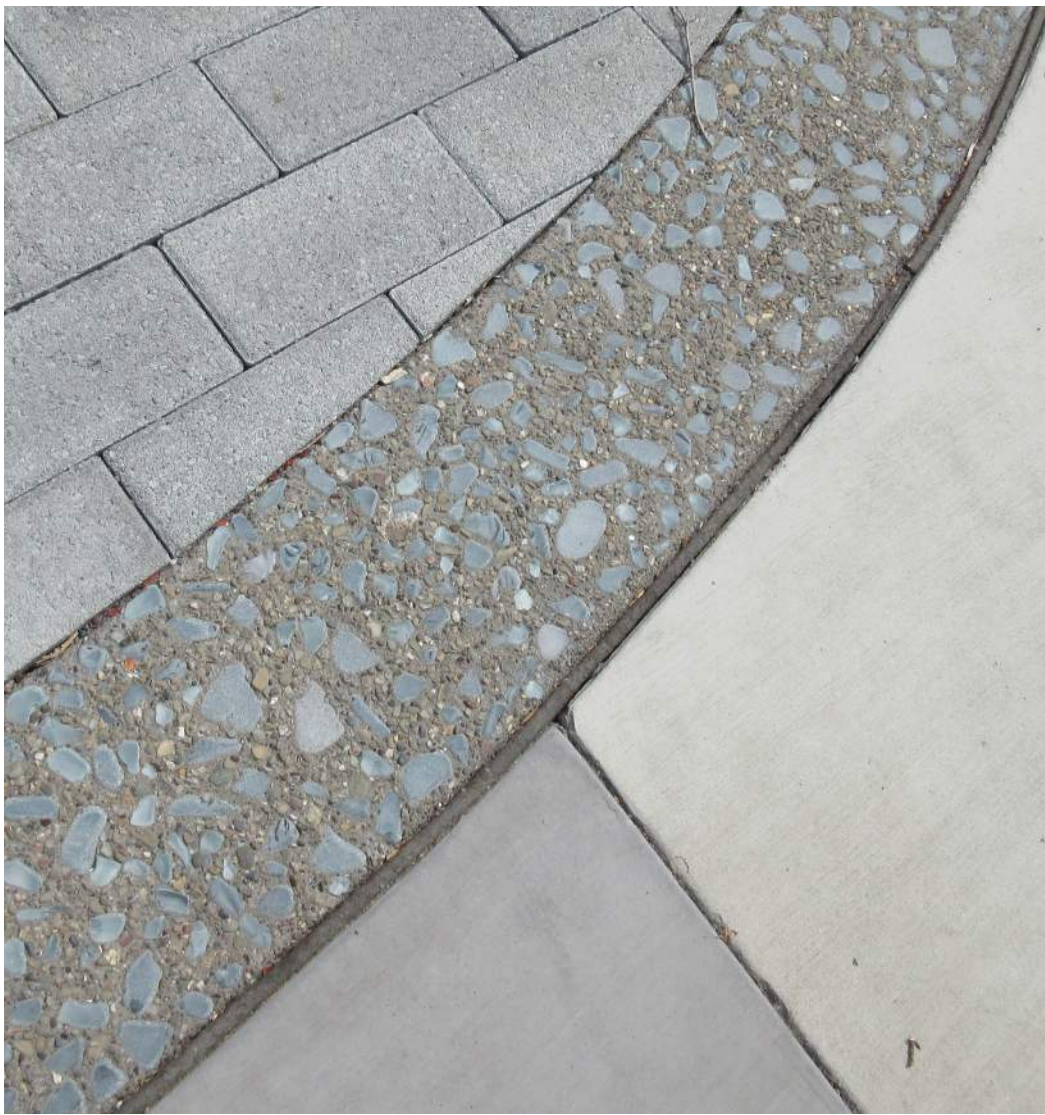
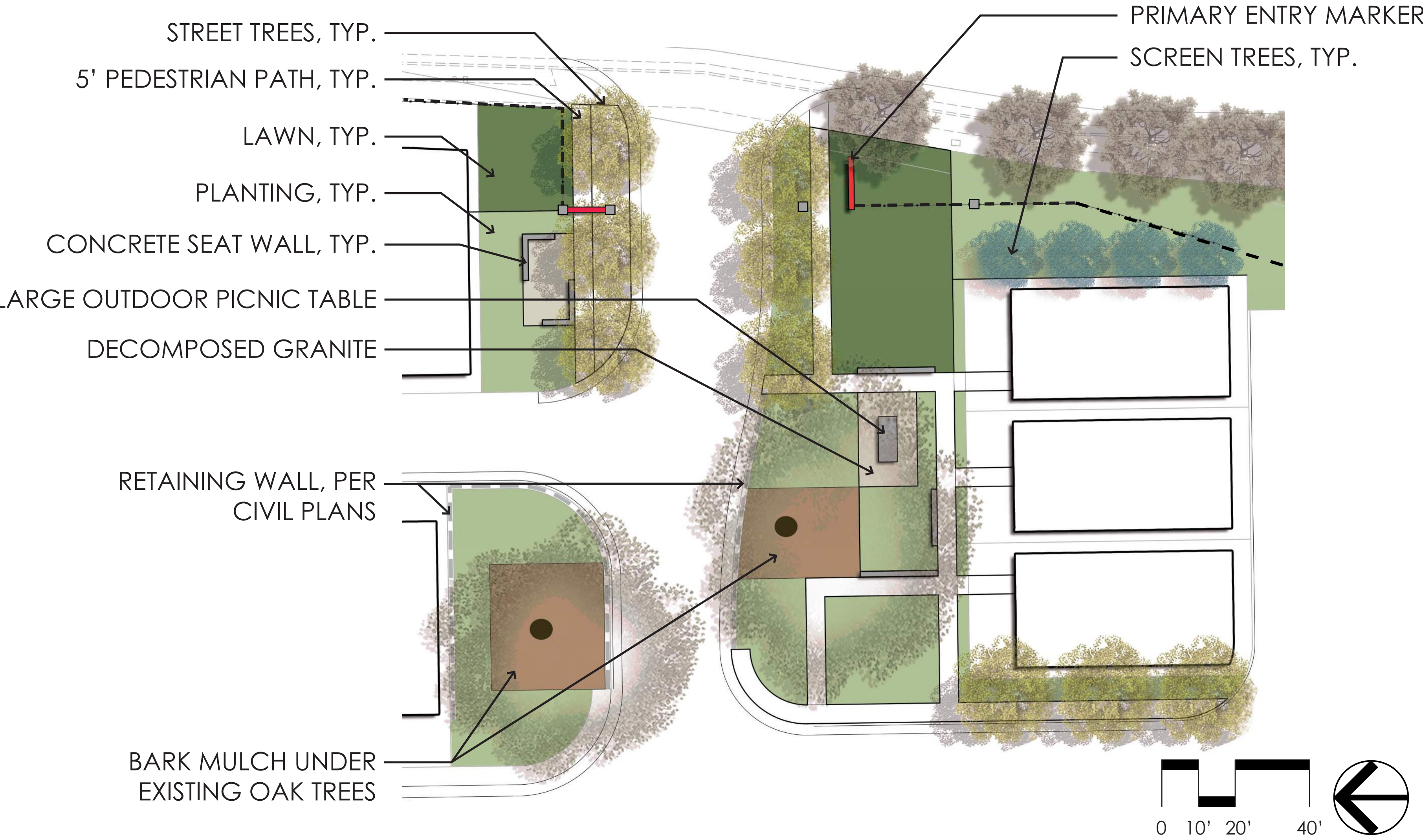


OPEN SPACE

STREET A



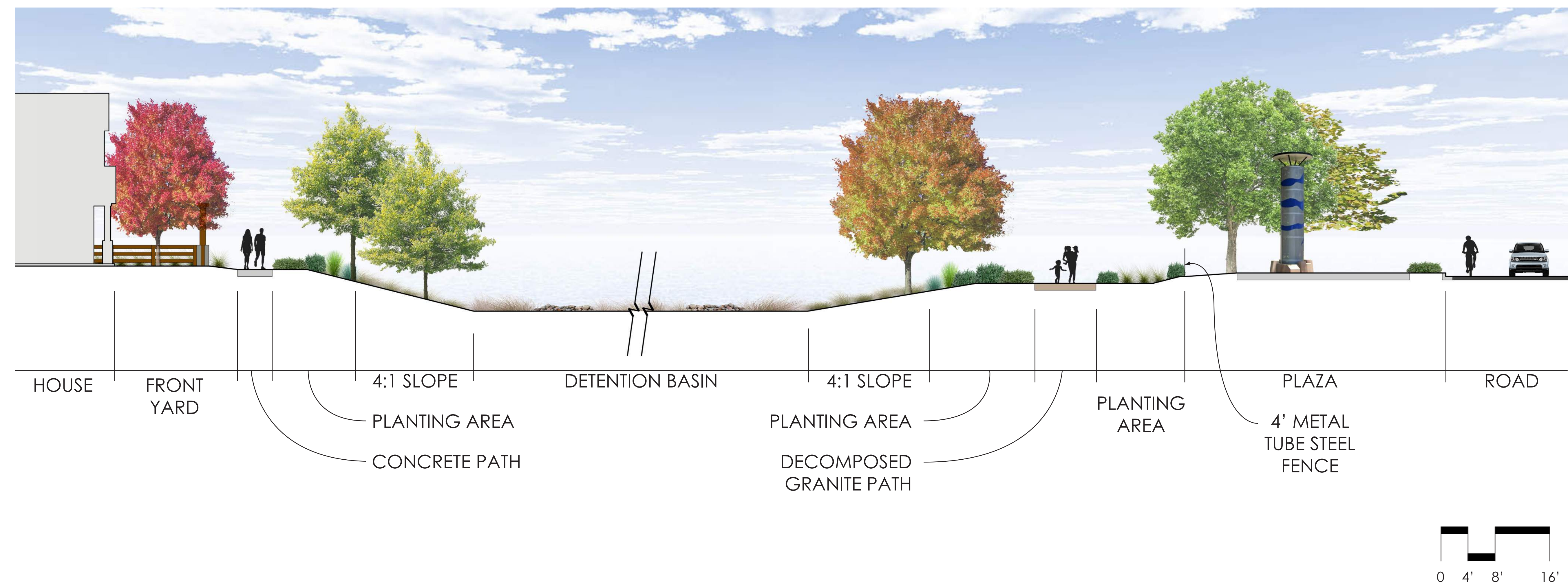
STREET E



DETENTION BASIN & PASEO



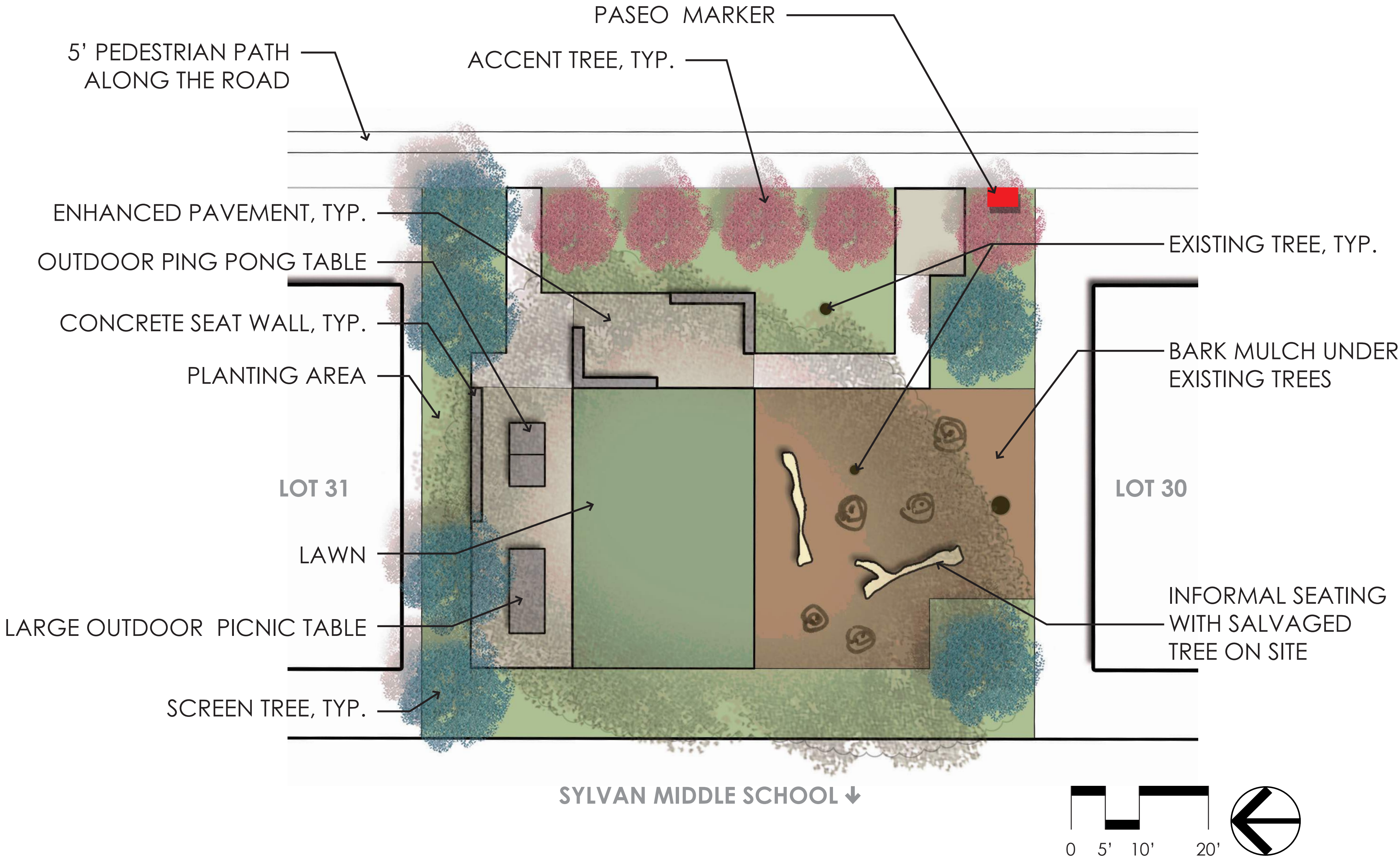
DETENTION BASIN - SECTION A-A'



DETENTION BASIN - PERSPECTIVES



OPEN SPACE



HOUSING TYPICALS: PLANTING CONCEPT

- Ⓐ SHADE TREE
- Ⓑ ACCENT TREE/ SHRUB
- Ⓒ EVERGREEN SHRUB
- Ⓓ FLOWERING SHRUB
- Ⓔ ORNAMENTAL GRASS
- Ⓕ GROUNDCOVER



PLANT LIST

TREES			
BOTANICAL NAME	COMMON NAME	SIZE (H x W)	WATER USE
Acer platanoides 'Columnare'	Norway Maple	40' x 20'	M
Acer rubrum 'Sunset'	Red Sunset Maple	40' x 25'	M
Ginkgo biloba	Ginkgo	40' X 25'	M
Lagerstroemia indica x fauriei 'Nathchez'	Natchez Crape Myrtle	20' x 15'	L
Platanus x acerifolia	London Plane Tree	40' x 30'	M
Quercus robur fastigiata	Columnar English Oak	40' x 15'	M
SHRUBS/ GROUNDCOVERS			
Abelia x grandiflora 'Kaleidoscope'	Kleidoscope Glossy Abelia	2' x 3'	M
Arctostaphylo hookeri 'Wayside'	Wayside Monterey Manzanita	3' x 8'	L
Carex divulsa	Berkeley Sage	2' x 2'	L
Ceanothus griseus var. horizontalis	Ceanothus 'Diamond Height'	1'x 4'	M
Chondropetalum tectorum	Small Cape Rush	3' x 4'	L
Cistus x skanbergii	Pink Coral Rockrose	3 x 5'	L
Coprosma prostrata 'Verde Vista'	Creeping Mirror Plant	1' x 6'	L
Dietes grandiflora	Fortnight Lily	4' x 3'	L
Erigeron glaucus 'Cape Sebastian'	Seaside Daisy	0.5' x 2'	M
Juniperus chinensis 'Parsonii'	Parson's Juniper	3' x 8'	L
Lavandula angustifolia 'Hidcote'	English Lavender 'Hidcote'	2' x 2'	L
Lomandra longifolia 'Lomlon'	Lime Tuff Dwarf Mat Rush	3'x 3'	L
Muhlenbergia rigens	Deergass	5' x 4'	L
Myoporum parvifolium	Myoporum	1' x 8'	L
Myrtus communis 'Compacta'	Dwarf Myrtle	4' x 4'	L
Podocarpus elongatus 'Monmal'	Blue Ice Yellowwood	15'x 4'	M
Pittosporum tenuifolium	Black Stem Pittosporum	12' x 6'	M
Salvia x 'Bee's Bliss'	Bee's Bliss Sage	2' x 6'	L
Teucrium chamaedrys 'Prostratum'	Prostate Germander	2' x 2'	L
Viburnum odoratissimum	Sweet Viburnum	20' x 20'	M

SHRUBS/ GROUNDCOVERS



ABELIA X GRANDIFLORA 'KALEIDOSCOPE' (KALEIDOSCPE GLOSSY ABELIA)



ARCTOSTAPHYLOS HOOKERI 'WAYSIDE' (WAYSIDE MONTEREY MANZANITA)



CAREX DIVULSA (GREY SEDGE)



CEANOTHUS GRISEUS VAR. HORIZONTALIS (CEANOTHUS 'DIAMOND HEIGHTS')



CHONDROPETALUM TECTORUM (SMALL CAPE RUSH)

TREES



ACER PLATANOIDES 'COLUMNARE' (NORWAY MAPLE)



ACER RUBRUM SUNSET (RED SUNSET MAPLE)



GINKGO BILOBA (GINKGO)



LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ' (NATCHEZ CRAPE MYRTLE)



PLATANUS X ACERIFOLIA (LONDON PLANE TREE)



QUERCUS ROBUR FASTIGIATA (COLUMNAR ENGLISH OAK)

SHRUBS/ GROUNDCOVERS



CISTUS X SKANBERGII
(PINK CORAL ROCKROSE)



COPROSMA PROSTRATA 'VERDE VISTA'
(CREEPING MIRROR PLANT)



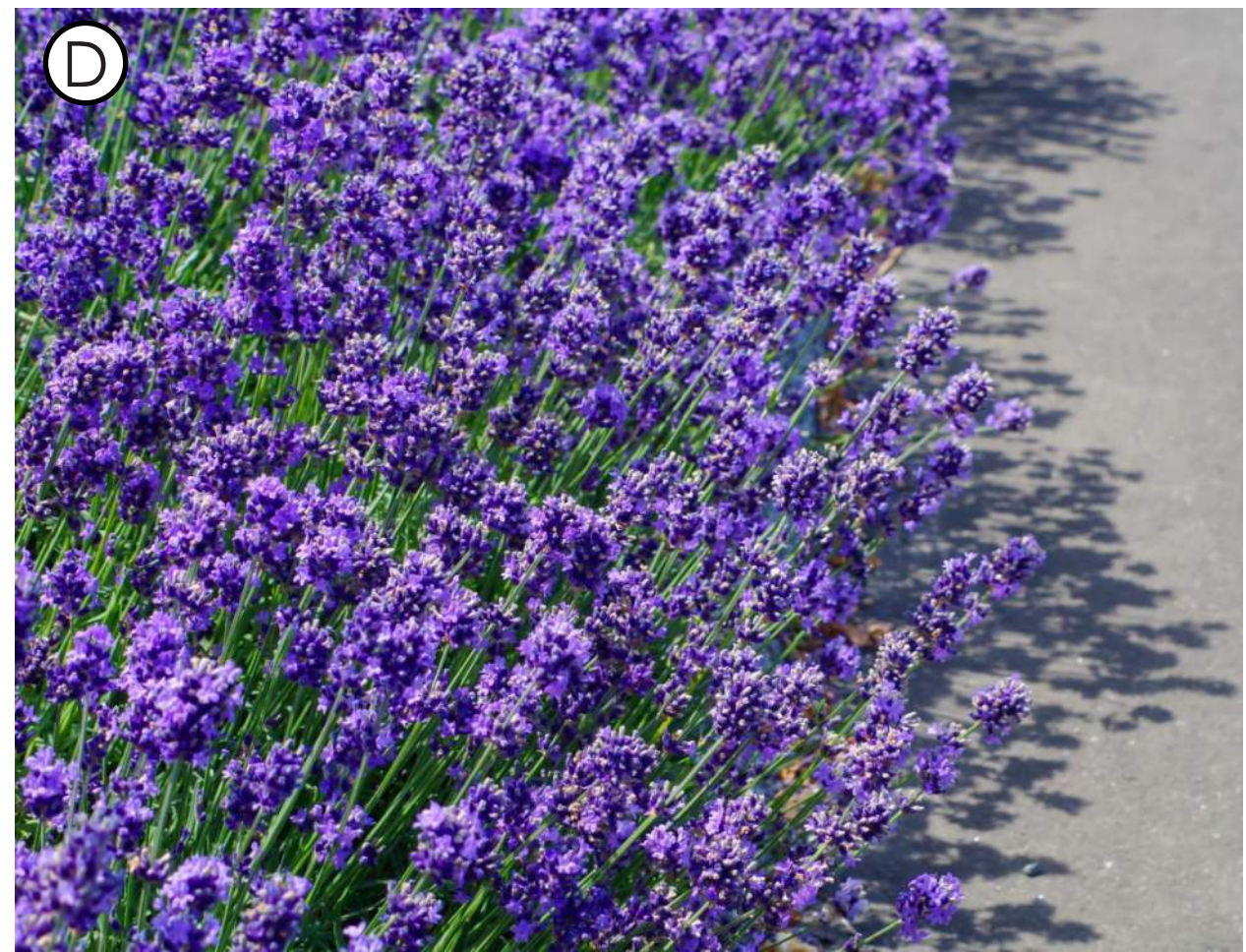
DIETES GRANDIFLORA
(FORTNIGHT LILY)



ERIGERON GLAUCUS 'CAPE SEBASTIAN'
(SEASIDE DAISY)



JUNIPERUS CHINENSIS 'PARSONII'
(PARSON'S JUNIPER)



LAVANDULA ANGUSTIFOLIA 'HIDCOTE'
(ENGLISH LAVENDER 'HIDCOTE')



LOMANDRA LONGIFOLIA 'LOMLON'
(LIME TUFF MAT RUSH)



MUHLENBERGIA RIGENS (DEERGRASS)



MYOPORUM PARVIFOLIUM
(MYOPORUM)



MYRTUS COMMUNIS 'COMPACTA'
(DWARF MYRTLE)



PODOCARPUS ELONGATUS 'MONMAL'
(BLUE ICE YELLOWWOOD)



PITTOSPORUM TENUIFOLIUM
(BLACK STEM PITTOSPORUM)



SALVIA 'BEE'S BLISS'
(BEE'S BLISS SAGE)



TEUCRIUM CHAMAEDRYS 'PROSTRATUM'
(PROSTATE GERMANDER)



VIBURNUM ODORATISSIMUM
(SWEET VIBURNUM)