SAGE ESTATES

NATIVE PLANT RELOCATION & COMMON AREA LANDSCAPE PLANS

NEW RESIDENTIAL PROJECT
IN THE TOWN OF YUCCA VALLEY, CALIFORNIA
SOUTHEAST CORNER OF GOLDEN BEE DRIVE AND SAGE DRIVE
A.P.N.'s: 585-071-16, 585-071-17, 585-071-25 & 585-071-26

UTILITY CONTACT INFORMATION

WATER	HI-DESERT WATER DISTRICT 55439 TWENTYNINE PALMS HWY YUCCA VALLEY, CALIFORNIA 92284 ATTENTION: GREG SNYDER PHONE: (760)365-8333
TELEPHONE	VERIZON CALIFORNIA 295 N. SUNRISE WAY PALM SPRINGS, CALIFORNIA 92262 ATTENTION: LARRY MOORE PHONE: (760)778-3610
ELECTRICITY	SOUTHERN CALIFORNIA EDISON 6999 OLD WOMAN SPRINGS ROAD YUCCA VALLEY, CALIFORNIA 92284 ATTENTION: ARLAN AVERYT PHONE: (760)369-5413
NATURAL GAS	SOUTHERN CALIFORNIA GAS COMPANY 7124B MOHAWK TRAIL, SC8077 YUCCA VALLEY, CALIFORNIA 92284 ATTENTION: BRUCE LOMBARDI PHONE: (760)228-1400
CABLE	TIME WARNER CABLE 73181 MEDITERRANEAN PALM DESERT, CALIFORNIA 92211 ATTENTION: CYNTHIA FRANKLIN PHONE: (760)674-5404
DISPOSAL	BURRTEC 4878 NEWTON ROAD YUCCA VALLEY, CALIFORNIA 92284 ATTENTION: ANGELA PHONE: (760)365-2015
SEWER	SEPTIC SYSTEMS OR PACKAGE WASTEWATER TREATMENT PLANT (IF REQUIRED)

ASSESSOR'S PARCEL NO.

585-071-16, 585-071-17
585-071-25 AND 585-071-26

BASIS OF BEARING

THE BASIS OF BEARING SHOWN HEREON IS N00°26'00"E 2645.13'

BENCH MARK

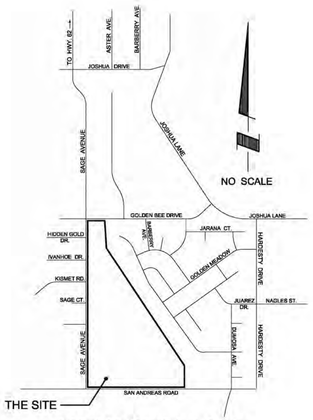
TOP OF COUNTY SURVEYORS MONUMENT AT THE INTERSECTION OF SAGE AVENUE AND GOLDEN BEE DRIVE (W 1/4 CORNER, SECTION 12).
ELEVATION: 3577.54

LEGEND

(E) = EXISTING
S.F. = SQUARE FEET

SITE MAP

(NO SCALE)



VICINITY MAP

(NO SCALE)

PROJECT DATA

OWNER / APPLICANT: *COPPER HILLS HOMES*
ATTN: WILLIAM SHACK, JR.
56884 GOLDEN BEE DR.
YUCCA VALLEY, CA 92284
(760) 365-2994

DEVELOPER: *COPPER HILLS HOMES*
ATTN: WILLIAM SHACK, JR.
56884 GOLDEN BEE DR.
YUCCA VALLEY, CA 92284
(760) 365-2994

LANDSCAPE ARCHITECT: RAY LOPEZ ASSOCIATES
LANDSCAPE ARCHITECTURE & PLANNING
56960 JACKSON ST., VISTA SANTA ROSA, CA 92274
(O) 760.206.9696 (E) RLAscape@aol.com
CONTACT: RAYMOND C. LOPEZ

CIVIL ENGINEER: NV5 - NOLTE / VERTICALFIVE
CIVIL ENGINEERING * LAND PLANNING
42-829 COOK STREET, SUITE 104
PALM DESERT, CALIFORNIA 92211
(O) 760.341.3101 (F) 341-5999
CONTACT: STEPHEN F. CREVIOSERAT
CONTACT: WILLIAM WARNER

SHEET INDEX

L.1 TITLE SHEET
L2 NATIVE PLANT RELOCATION & LANDSCAPE PLAN (PERIMETER SAGE DR. & LOT 'A')
L3 NATIVE PLANT RELOCATION & LANDSCAPE PLAN (PERIMETER SAGE DR.)
L4 NATIVE PLANT RELOCATION & LANDSCAPE PLAN (PERIMETER SAGE DR.) NATIVE PLANT MANAGEMENT PLAN
L5 NATIVE PLANT RELOCATION & LANDSCAPE PLAN (PERIMETER SAGE, SAN ANDREAS RD. & OPEN SPACE)
L6 NATIVE PLANT RELOCATION & LANDSCAPE PLAN (PERIMETER SAN ANDREAS RD. & OPEN SPACE)
L7 NATIVE PLANT RELOCATION & LANDSCAPE PLAN (PERIMETER SAN ANDREAS RD. & OPEN SPACE)
L8 NATIVE PLANT RELOCATION & LANDSCAPE PLAN (PERIMETER SAN ANDREAS ROAD)
L9 NATIVE PLANT RELOCATION & LANDSCAPE PLAN (PARK - LOT 'D')
L10 LANDSCAPE PLAN (SLOPES - 10' PLUS)
L11 LANDSCAPE SPECIFICATIONS
L12 LANDSCAPE SPECIFICATIONS, DETAILS and MAINTENANCE SCHEDULE
L13 NATIVE PLANT MANAGEMENT PLAN - RELOCATION NARRATIVE & PLAN
L14 NATIVE PLANT MANAGEMENT PLAN - TRANSPLANTING NOTES & MAINTENANCE
L15 NATIVE PLANT SURVEY PLAN - JOSHUA TREES, ETC. (Survey provided by Mr. Archie Rieser, Sr.)
L16 NATIVE PLANT SURVEY PLAN - MOJAVE YUCCAS. (Survey provided by Mr. Archie Rieser, Sr.)

SUMMARY OF SQUARE FOOTAGE

TURF = 0 square feet.
GROUND COVERS (LIVING) = 152,500 sq.ft. +/-.
GROUND COVERS (INERT) = 17,500 sq.ft. +/- (gravel).
OTHER POROUS AREA = 120,000 sq. ft. Lot E - Left Natural.
SLOPE PLANTINGS - 10' Elevation Change = 26,700 +/-

OVERALL PROJECT = 316,700 sq.ft. +/-

LANDSCAPE AREA

COMMON LOT ' A ' = 22,000 S.F. +/-
PARK / LOT ' D ' = 53,500 S.F. +/-
COMMON LOT ' E ' = 170,000 S.F. +/-
GOLDEN BEE DRIVE PERIMETER = 1,200 S.F. +/-
SAGE DRIVE PERIMETER = 35,000 S.F. +/-
SAN ANDREAS ROAD PERIMETER = 8,800 S.F. +/-

TOTAL = 290,000 S.F. +/-

LOT SQUARE FOOTAGES FOR SLOPE PLANTINGS
10' + ELEVATION CHANGE

LOT 34 = 3,500 S.F. +/-
LOT 35 = 10,000 S.F. +/-
LOT 36 = 4,800 S.F. +/-
LOT 45 = 5,000 S.F. +/-
LOT 61 = 3,400 S.F. +/-
TOTAL = 26,700 S.F. +/-

SOIL MANAGEMENT REPORT

A SOIL MANAGEMENT REPORT SHALL BE PROVIDED AFTER THE GRADING PROCESS IS COMPLETED.

DETENTION BASINS

THERE ARE NO DETENTION BASINS LOCATED ON THIS PROJECT.

APPROVED BY:
HI–DESERT WATER DISTRICT

MARK BAN *DATE*
OPERATIONS MANAGER

DIGALERT
IT'S THE LAW ! DIAL BEFORE YOU DIG !
CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING
1-800-227-2600
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA
BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

NO.	BY	DATE	REVISIONS:

CAUTION: The Landscape Architect preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing & must be approved by the preparer of these plans.

LICENSED LANDSCAPE ARCHITECT — RAYMOND C. LOPEZ No. 3474 — Signature — December 31, 2015 Renewal Date — Date — STATE OF CALIFORNIA

PREPARED UNDER THE SUPERVISION OF:
RAYMOND C. LOPEZ *DATE*
Lic. No. 3474 *EXP. 12 / 31 / 15*

DRAWN BY: *GM* DESIGNED BY: *RC*
CHECKED BY: *CL*

PREPARED BY:
RAY LOPEZ ASSOCIATES
LANDSCAPE ARCHITECTURE
56-960 JACKSON ST., VISTA SANTA ROSA, CA 92274
(T) 760 / 206-9696 E-mail: RLAscape@AOL.com

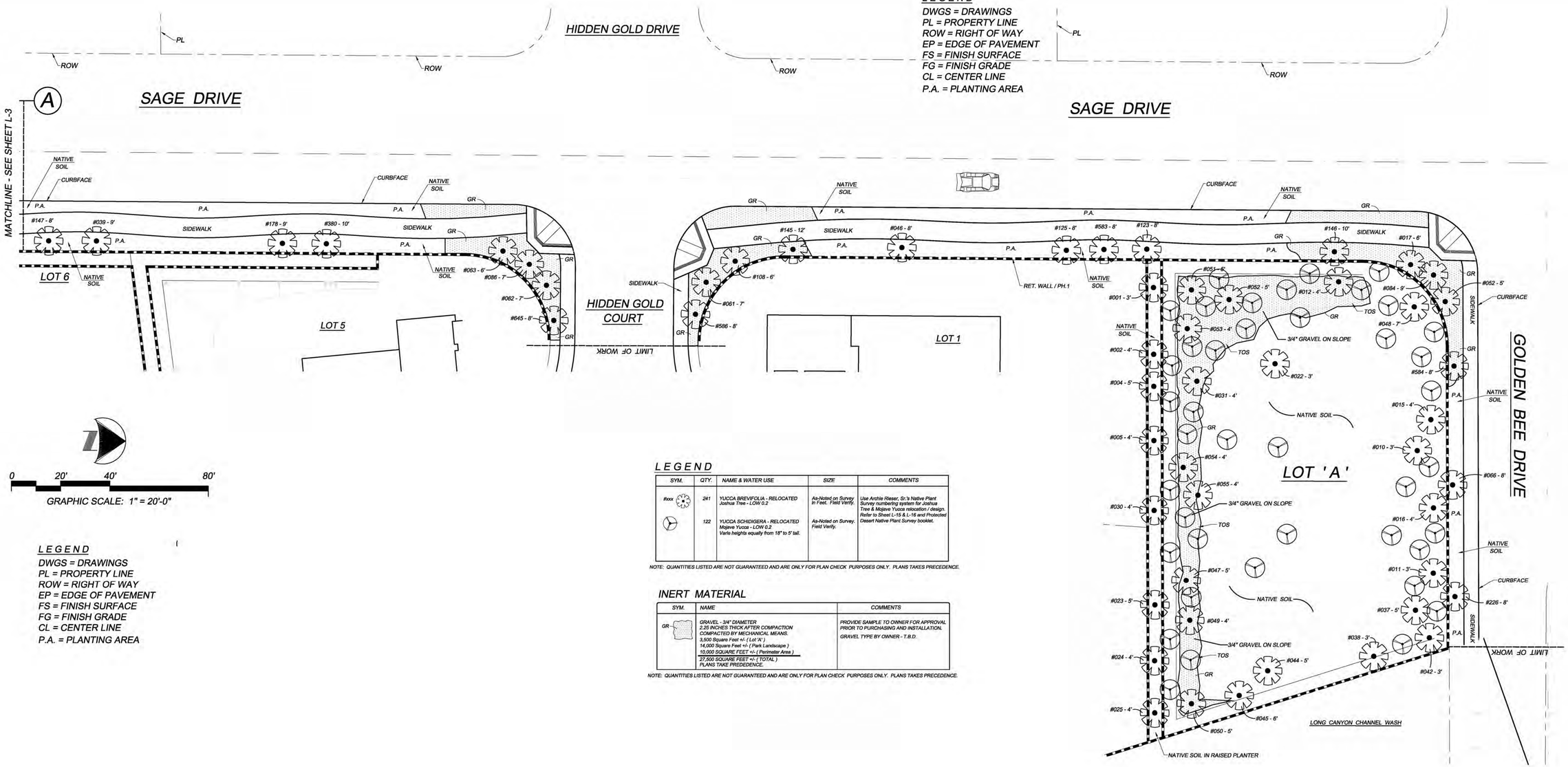
BASIS OF BEARING:
THE BASIS OF BEARING SHOWN HEREON IS N00°26'00"E 2645.13'

APPROVED BY TOWN:
TOWN OF YUCCA VALLEY CALIFORNIA "1991-100% 2% 1991"
NAME *DATE*

TOWN OF YUCCA VALLEY
TITLE SHEET
SAGE ESTATES
SOUTHEAST CORNER OF GOLDEN BEE DRIVE AND SAGE DRIVE
A.P.N.'s: 585-071-16, 585-071-17, 585-071-25 & 585-071-26

DEVELOPER: MR. WILLIAM SHACK JR. - (760) 365-2994
COPPER HILLS HOMES, 56884 GOLDEN BEE DR., YUCCA VALLEY, CA 92284
PLOT DATE: Oct 21, 2014

SHEET NUMBER
L - 1
OF 16 *SHEETS*
SCALE: REFER TO PLAN
JOB NUMBER
02192014-CHH-YV



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0 20' 40' 80'
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SYM.	QTY.	NAME & WATER USE	SIZE	COMMENTS
#xxx	241	YUCCA BREVIFOLIA - RELOCATED Joshua Tree - LOW 0.2	As-Noted on Survey In Feet. Field Verify.	Use Archie Rieser, Sr.'s Native Plant Survey numbering system for Joshua Tree & Mojave Yucca relocation / design. Refer to Sheet L-15 & L-16 and Protected Desert Native Plant Survey booklet.
	122	YUCCA SCHIDIGERA - RELOCATED Mojave Yucca - LOW 0.2 Varie heights equally from 18" to 5' tall.	As-Noted on Survey. Field Verify.	

NOTE: QUANTITIES LISTED ARE NOT GUARANTEED AND ARE ONLY FOR PLAN CHECK PURPOSES ONLY. PLANS TAKES PRECEDENCE.

INERT MATERIAL

SYM.	NAME	COMMENTS
GR	GRAVEL - 3/4" DIAMETER 2.25 INCHES THICK AFTER COMPACTION COMPACTED BY MECHANICAL MEANS. 3,500 Square Feet +/- (Lot 'A') 14,000 Square Feet +/- (Park Landscape) 10,000 SQUARE FEET +/- (Perimeter Area) 27,500 SQUARE FEET +/- (TOTAL) PLANS TAKE PREDEDENCE.	PROVIDE SAMPLE TO OWNER FOR APPROVAL PRIOR TO PURCHASING AND INSTALLATION. GRAVEL TYPE BY OWNER - T.B.D.

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APPROVED BY:
HI-DESERT WATER DISTRICT

MARK BAN DATE
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LICENSED LANDSCAPE ARCHITECT
RAYMOND C. LOPEZ No. 3474
Signature
December 31, 2015
Renewal Date
Date
STATE OF CALIFORNIA

PREPARED UNDER THE SUPERVISION OF:
RAYMOND C. LOPEZ DATE
Lic. No. 3474 EXP. 12 / 31 / 15
DRAWN BY: GM DESIGNED BY: RC
CHECKED BY: CL

PREPARED BY:
RAY LOPEZ ASSOCIATES
LANDSCAPE ARCHITECTURE
56-960 JACKSON ST., VISTA SANTA ROSA, CA 92274
(T) 760 / 206-9696 E-mail: RLAscape@AOL.com

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APPROVED BY TOWN:
TOWN OF YUCCA VALLEY CALIFORNIA
NAME DATE

TOWN OF YUCCA VALLEY
NATIVE PLANT RELOCATION & LANDSCAPE PLAN
PERIMETER - GOLDEN BEE Dr. & SAGE Dr. & LOT " A "
SAGE ESTATES
SOUTHEAST CORNER OF GOLDEN BEE DRIVE AND SAGE DRIVE
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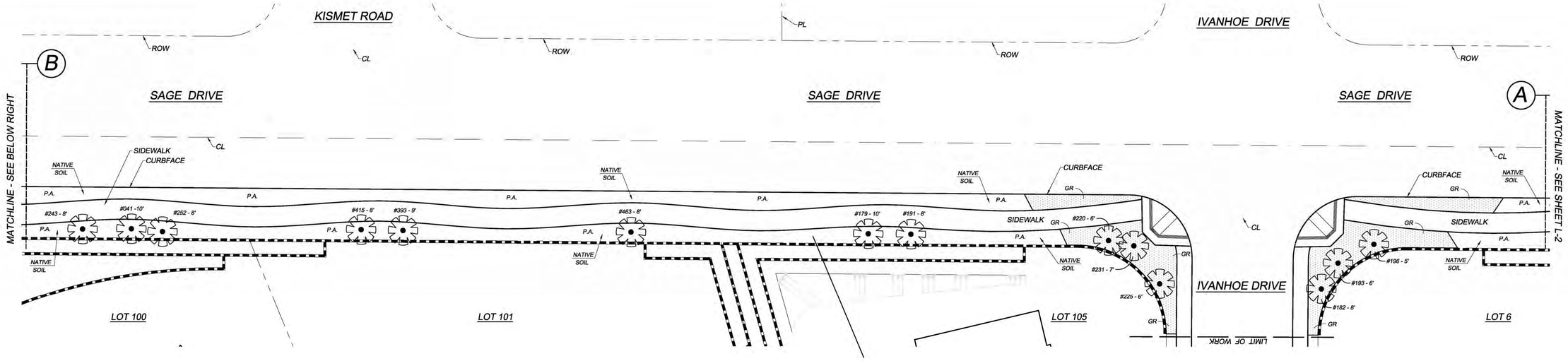
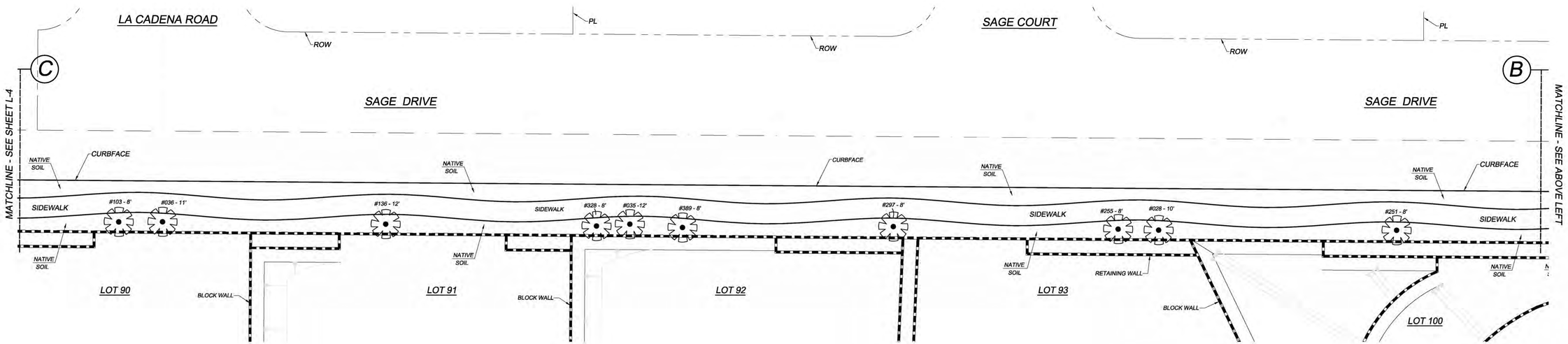
DEVELOPER: MR. WILLIAM SHACK JR. - (760) 365-2994
COPPER HILLS HOMES, 56884 GOLDEN BEE DR., YUCCA VALLEY, CA 92284
PLOT DATE: Oct 21, 2014

SHEET NUMBER
L - 2
OF 16 SHEETS
SCALE:
REFER TO PLAN
JOB NUMBER
02192014-CHH-YV

RAY LOPEZ ASSOCIATES, LANDSCAPE ARCHITECTURE - (760) 206-9696

SAGE ESTATES HOMES - LANDSCAPE PACKAGE





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0 20' 40' 80'

GRAPHIC SCALE: 1" = 20'-0"

SEE SHEET L-2 FOR PLANT LEGEND

APPROVED BY:
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MARK BAN DATE
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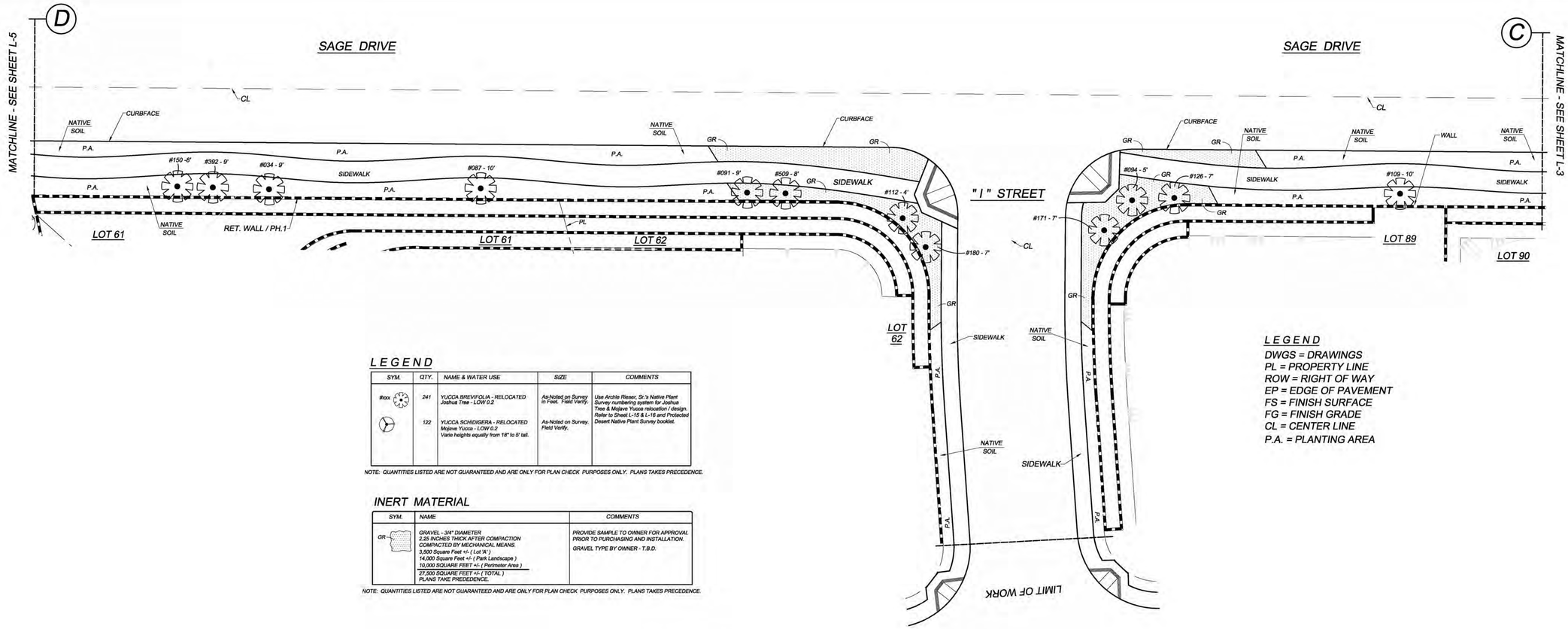

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0 20' 40' 80'

GRAPHIC SCALE: 1" = 20'-0"

APPROVED BY:
HI–DESERT WATER DISTRICT

MARK BAN DATE
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Signature
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Renewal Date
Date
STATE OF CALIFORNIA

PREPARED UNDER THE SUPERVISION OF:
RAYMOND C. LOPEZ DATE
Lic. No. 3474 EXP. 12 / 31 / 15

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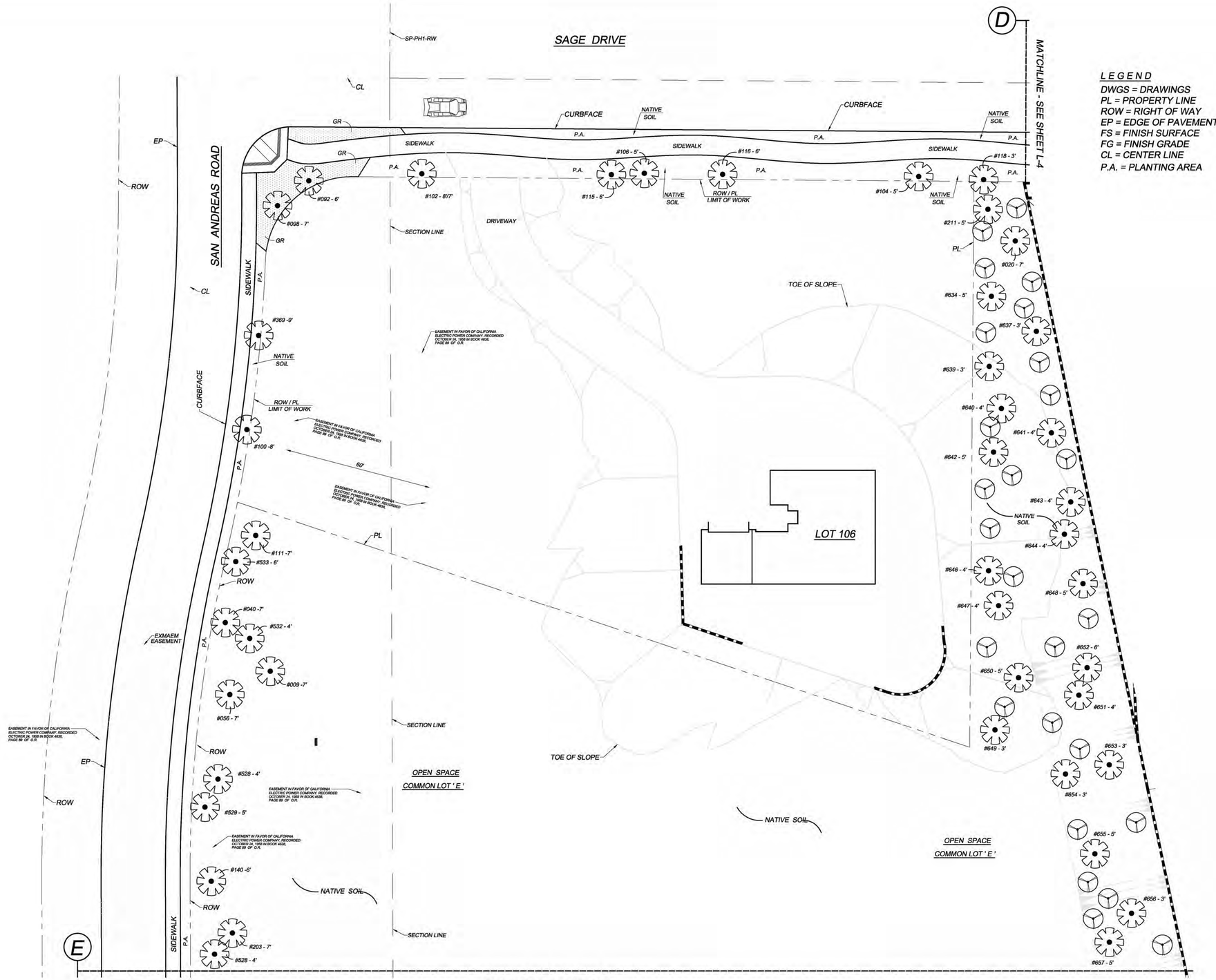

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SEE SHEET L-4 FOR PLANT LEGEND

APPROVED BY:
HI–DESERT WATER DISTRICT

MARK BAN DATE
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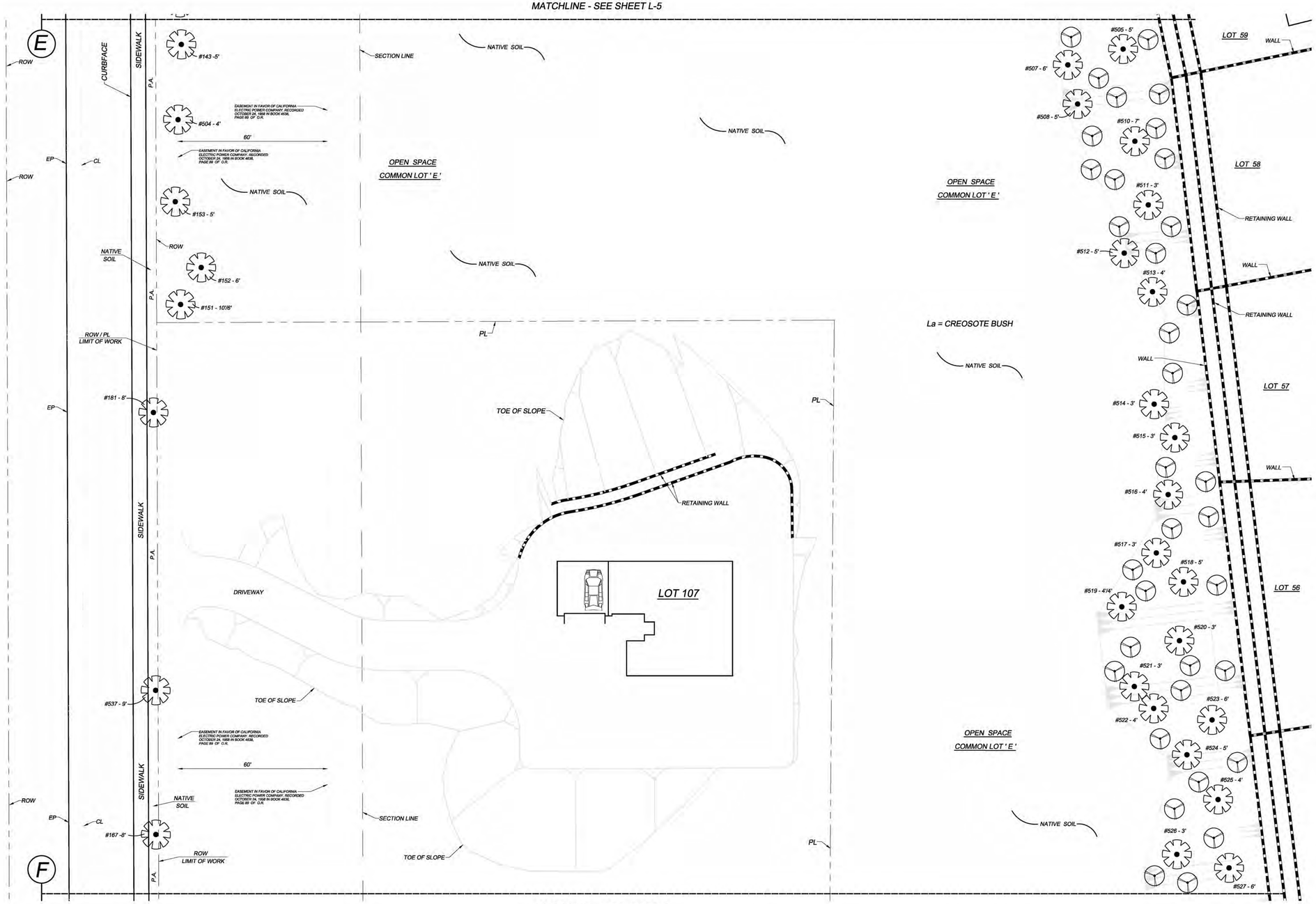

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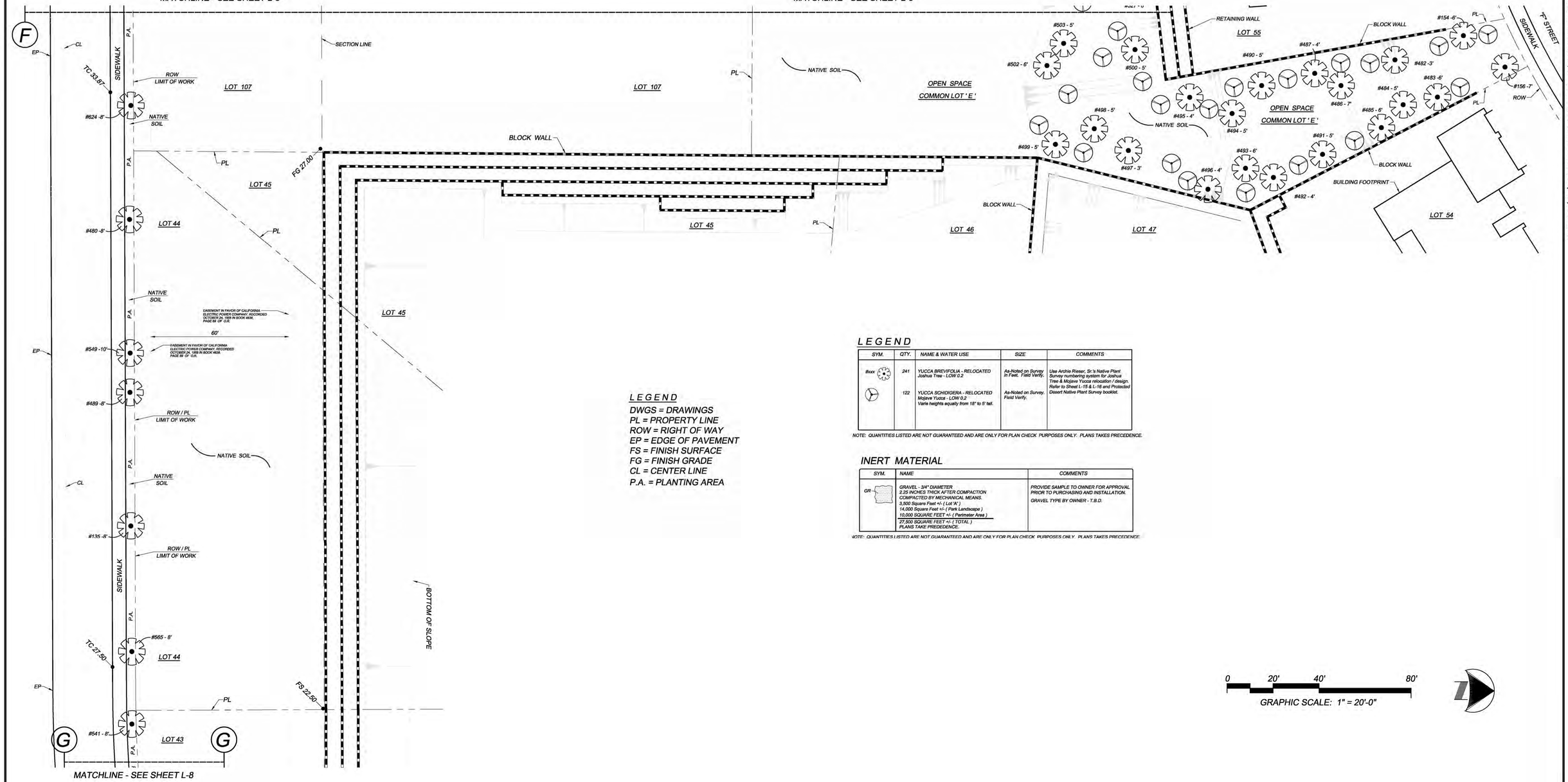
APPROVED BY TOWN:
TOWN OF YUCCA VALLEY, CALIFORNIA
NAME DATE

TOWN OF YUCCA VALLEY
NATIVE PLANT RELOCATION & LANDSCAPE PLAN
PERIMETER - SAN ANDREAS ROAD & OPEN SPACE AREA
SAGE ESTATES
SOUTHEAST CORNER OF GOLDEN BEE DRIVE AND SAGE DRIVE
A.P.N.'s: 585-071-16, 585-071-17, 585-071-25 & 585-071-26
DEVELOPER: MR. WILLIAM SHACK JR. - (760) 365-2994
COPPER HILLS HOMES, 56884 GOLDEN BEE DR., YUCCA VALLEY, CA 92284
PLOT DATE: Oct 21, 2014

SHEET NUMBER
L - 6
OF 16 SHEETS
SCALE:
REFER TO PLAN
JOB NUMBER
02192014-CHH-YV

RAY LOPEZ ASSOCIATES, LANDSCAPE ARCHITECTURE - (760) 206-9696
SAGE ESTATES HOMES - LANDSCAPE PACKAGE



LEGEND

SYM.	QTY.	NAME & WATER USE	SIZE	COMMENTS
8box	241	YUCCA BREVIFOLIA - RELOCATED Joshua Tree - LOW 0.2	As-Noted on Survey In Feet. Field Verify.	Use Archie Rieser, Sr.'s Native Plant Survey numbering system for Joshua Tree & Mojave Yucca relocation / design. Refer to Sheet L-15 & L-16 and Protected Desert Native Plant Survey booklet.
	122	YUCCA SCHIDIGERA - RELOCATED Mojave Yucca - LOW 0.2 Varie heights equally from 18" to 5' tall.	As-Noted on Survey. Field Verify.	

NOTE: QUANTITIES LISTED ARE NOT GUARANTEED AND ARE ONLY FOR PLAN CHECK PURPOSES ONLY. PLANS TAKES PRECEDENCE.

LEGEND

DWGS = DRAWINGS
PL = PROPERTY LINE
ROW = RIGHT OF WAY
EP = EDGE OF PAVEMENT
FS = FINISH SURFACE
FG = FINISH GRADE
CL = CENTER LINE
P.A. = PLANTING AREA

INERT MATERIAL

SYM.	NAME	COMMENTS
GR	GRAVEL - 3/4" DIAMETER 2.25 INCHES THICK AFTER COMPACTION COMPACTED BY MECHANICAL MEANS. 3,500 Square Feet +/- (Lot 'A') 14,000 Square Feet +/- (Park Landscape) 10,000 SQUARE FEET +/- (Perimeter Area) 27,500 SQUARE FEET +/- (TOTAL) PLANS TAKE PREDEDENCE.	PROVIDE SAMPLE TO OWNER FOR APPROVAL PRIOR TO PURCHASING AND INSTALLATION. GRAVEL TYPE BY OWNER - T.B.D.

NOTE: QUANTITIES LISTED ARE NOT GUARANTEED AND ARE ONLY FOR PLAN CHECK PURPOSES ONLY. PLANS TAKES PRECEDENCE.

0 20' 40' 80'
GRAPHIC SCALE: 1" = 20'-0"

APPROVED BY:
HI-DESERT WATER DISTRICT

MARK BAN DATE
OPERATIONS MANAGER

DIGALERT
IT'S THE LAW ! DIAL BEFORE YOU DIG !
CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING
1-800-227-2600
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA
BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

NO.	BY	DATE	REVISIONS:

CAUTION: The Landscape Architect preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing & must be approved by the preparer of these plans.

LICENSED LANDSCAPE ARCHITECT
RAYMOND C. LOPEZ No. 3474
Signature
December 31, 2015
Renewal Date
Date
STATE OF CALIFORNIA

PREPARED UNDER THE SUPERVISION OF:
RAYMOND C. LOPEZ DATE
Lic. No. 3474 EXP. 12 / 31 / 15
DRAWN BY: GM DESIGNED BY: RC
CHECKED BY: CL

PREPARED BY:
RAY LOPEZ ASSOCIATES
LANDSCAPE ARCHITECTURE
56-960 JACKSON ST., VISTA SANTA ROSA, CA 92274
(T) 760 / 206-9696 E-mail: RLAscape@AOL.com
BASIS OF BEARING:
THE BASIS OF BEARING SHOWN HEREON IS N00°26'00"E 2645.13'

APPROVED BY TOWN:
TOWN OF YUCCA VALLEY CALIFORNIA INC. NOV. 22, 1991
NAME DATE

TOWN OF YUCCA VALLEY
NATIVE PLANT RELOCATION & LANDSCAPE PLAN
PERIMETER - SAN ANDREAS ROAD & OPEN SPACE AREA
SAGE ESTATES
SOUTHEAST CORNER OF GOLDEN BEE DRIVE AND SAGE DRIVE
A.P.N.'s: 585-071-16, 585-071-17, 585-071-25 & 585-071-26
DEVELOPER: MR. WILLIAM SHACK JR. - (760) 365-2994
COPPER HILLS HOMES, 56884 GOLDEN BEE DR., YUCCA VALLEY, CA 92284
PLOT DATE: Oct 21, 2014

SHEET NUMBER
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JOB NUMBER
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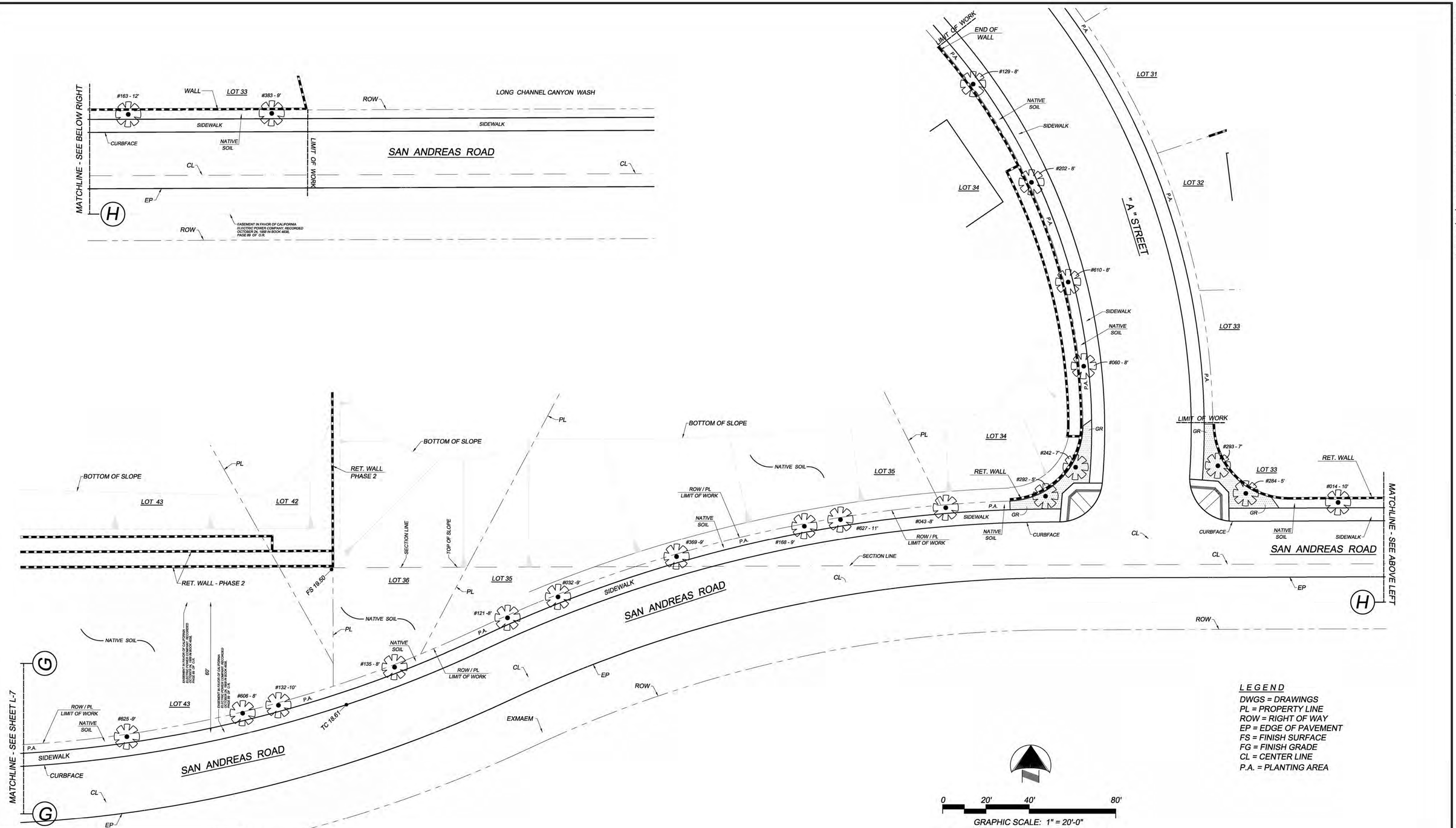

SEE SHEET L-4 FOR PLANT LEGEND

LEGEND

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(T) 760 / 206-9696 E-mail: RLAscape@AOL.com
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TOWN OF YUCCA VALLEY
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SAGE ESTATES HOMES - LANDSCAPE PACKAGE

SYM.	QTY.	NAME & WATER USE	SIZE	COMMENTS
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SYM.	NAME	COMMENTS
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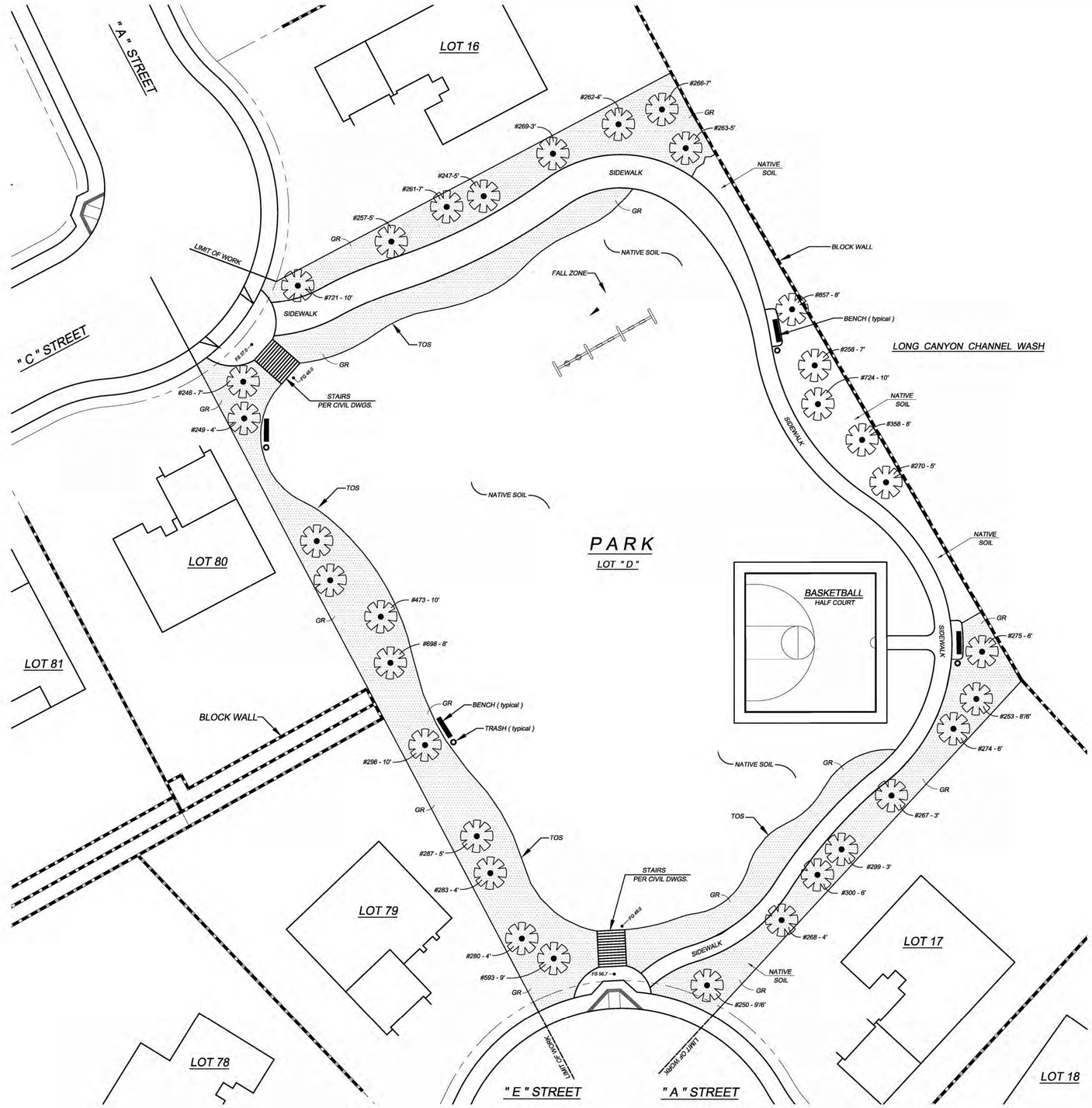

PARK / LOT 'D' SQUARE FOOTAGE PLANTING AREAS
53,500 SQUARE FEET +/-

0 20' 40' 80'
GRAPHIC SCALE: 1" = 20'-0"

APPROVED BY:
HI-DESERT WATER DISTRICT

MARK BAN DATE
OPERATIONS MANAGER

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STATE OF CALIFORNIA

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NAME DATE

TOWN OF YUCCA VALLEY
NATIVE PLANT RELOCATION & LANDSCAPE PLAN
COMMON LOT "D" - PARK
SAGE ESTATES
SOUTHEAST CORNER OF GOLDEN BEE DRIVE AND SAGE DRIVE
A.P.N.'s: 585-071-16, 585-071-17, 585-071-25 & 585-071-26
DEVELOPER: MR. WILLIAM SHACK JR. - (760) 365-2994
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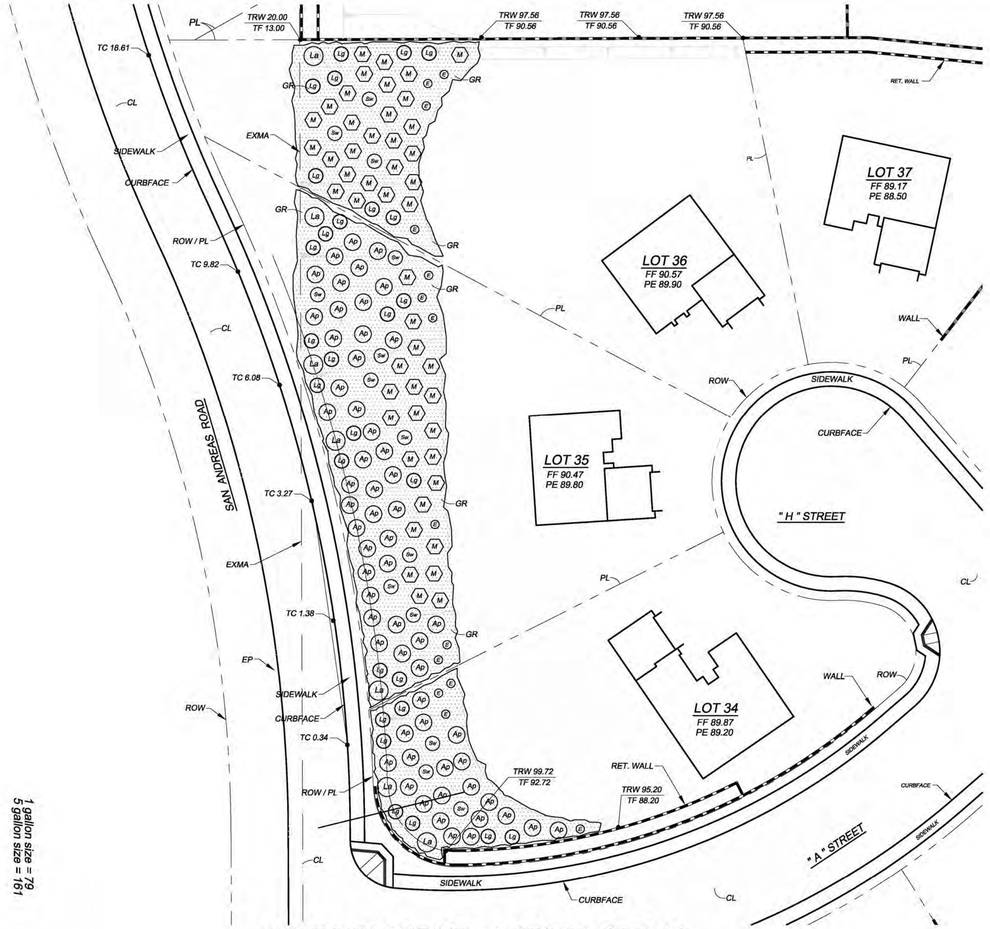
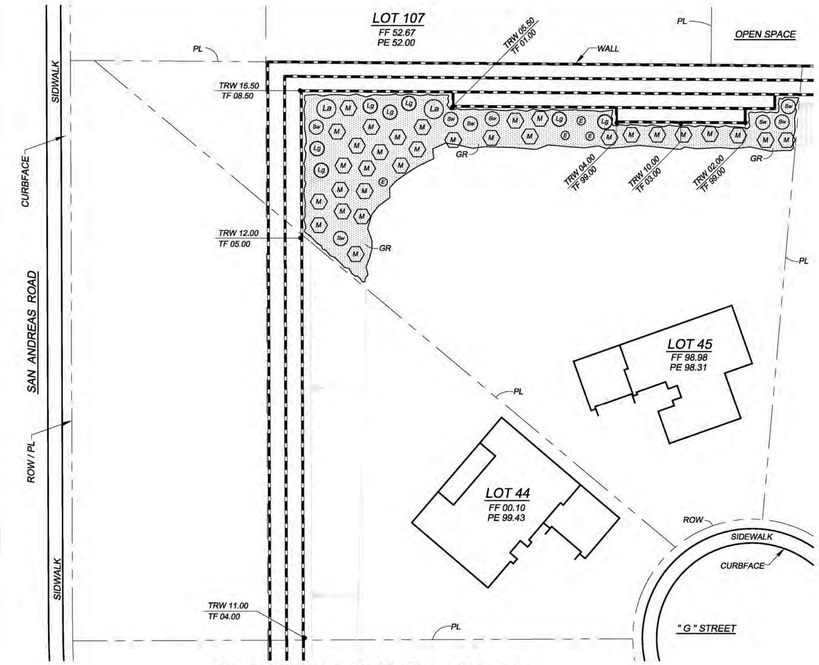
SAGE ESTATES HOMES - LANDSCAPE PACKAGE



SLOPE PLANTING - LOTS 34, 35 & 36

TYPICAL DESIGN

1 gallon size = 79
5 gallon size = 161

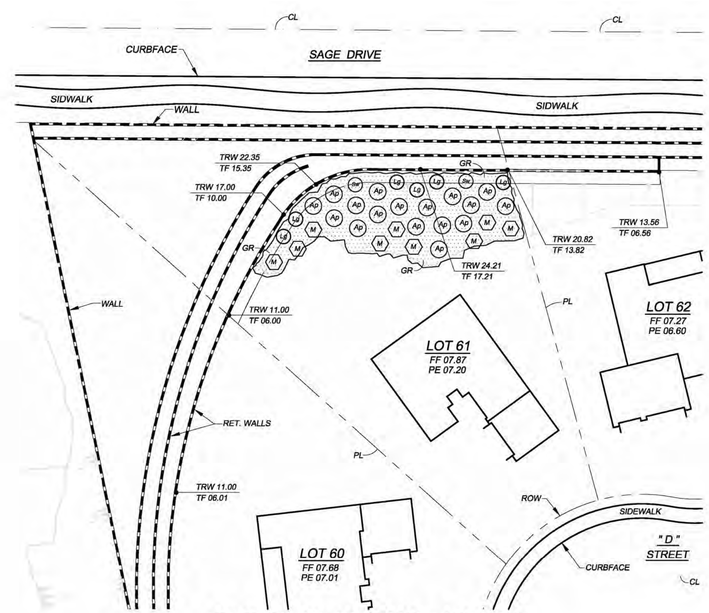


SLOPE PLANTING - LOT 45

TYPICAL DESIGN

LOT SQUARE FOOTAGES FOR SLOPE PLANTINGS
10' + ELEVATION CHANGE

LOT 34 = 3,500 S.F. +/-
LOT 35 = 10,000 S.F. +/-
LOT 36 = 4,800 S.F. +/-
LOT 45 = 5,000 S.F. +/-
LOT 61 = 3,400 S.F. +/-
TOTAL = 26,700 S.F. +/-



SLOPE PLANTING - LOT 61

TYPICAL DESIGN

0 30' 60' 120'

GRAPHIC SCALE: 1" = 30'-0"

FF = FINISH FLOOR
PE = PAD ELEVATION
RET. = RETAINING
TC = TOP OF CURB
TF = TOP OF FOOTING
TRW = TOP OF RETAINING WALL
S.F. = SQUARE FEET

PLANT LEGEND for SLOPE PLANTING

SLOPE PLANTING ARE FOR SLOPES WITH 10 FEET OR MORE OF ELEVATION CHANGE.

SHRUBS

SYM.	QTY.	NAME & WATER USE	SIZE	COMMENTS - H x W
Ap	76	ACACIA REDOLENS ' Prostrate Acacia ' Prostrate Acacia - Low 0.2	1 GALLON	YELLOW FLOWERS 2' x 8' - EVERGREEN
E	18	ENCELIA FARINOSA Brittlebush - Low 0.2	5 GALLON	YELLOW FLOWERS 3'h x 3'w. FULL SUN
La	9	PYRACANTHA CRENATOSERRATA Red Berried Firethorn - Low 0.2	5 GALLON	ORANGE BERRIES, WHITE PODS 9'h x 9'w. FULL SUN
Lg	41	LEUCOPHYLLUM FRUTESCENS 'Green Cloud' Green Cloud Texas Ranger - Low 0.2	5 GALLON	PURPLE FLOWERS FLOWERS 5' x 5' FULL to PART SUN
M	88	EPHEDRA VIRDIS Green Mormon Tea - Low 0.2	1 GALLON	LIGHT YELLOW FLOWERS 3'h x 3'w
Sw	24	CAESALPINIA GILLIESII Yellow Bird of Paradise - Mod 0.5	5 GALLON	YELLOW FLOWERS - Semi Evergreen 6'h x 6'w. SUN

INERT MATERIAL

SYM.	NAME	COMMENTS
GR	GRAVEL - GRAY GRANITE, 3/4" DIAMETER 2.25 INCHES THICK AFTER COMPACTION COMPACTED. 27,000 SQUARE FEET +/-. PLANS TAKE PRESCEDENCE.	PROVIDE SAMPLE TO OWNER FOR APPROVAL PRIOR TO PURCHASING AND INSTALLATION.

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APPROVED BY:
HI-DESERT WATER DISTRICT

MARK BAN DATE
OPERATIONS MANAGER

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RAYMOND C. LOPEZ No. 3474
Signature
December 31, 2015
Renewal Date
Date
STATE OF CALIFORNIA

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APPROVED BY TOWN:
TOWN OF YUCCA VALLEY CALIFORNIA
NAME DATE

TOWN OF YUCCA VALLEY
LANDSCAPE PLAN
TYPICAL SLOPE PLANTING - 10' PLUS
SAGE ESTATES
SOUTHEAST CORNER OF GOLDEN BEE DRIVE AND SAGE DRIVE
A.P.N.'s: 585-071-16, 585-071-17, 585-071-25 & 585-071-26
DEVELOPER: MR. WILLIAM SHACK JR. - (760) 365-2994
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RAY LOPEZ ASSOCIATES, LANDSCAPE ARCHITECTURE - (760) 206-9696

SAGE ESTATES HOMES - LANDSCAPE PACKAGE

GENERAL CONDITIONS

1. GENERAL

A. THE TERMS AND DEFINITIONS STATED IN THESE GENERAL CONDITIONS SHALL APPLY ALL SECTIONS OF THE SPECIFICATIONS AS SET FORTH FULLY THEREIN.

B. THE INDICATIONS ON THE DRAWINGS OR THE REQUIREMENTS OF SPECIFICATIONS AND LISTINGS SHALL BE AS BINDING AS THOUGHT SHOWN AND/OR REQUIRED BY BOTH.

C. ALL PARTS OF THE WORK SPECIFIED HEREIN AND/OR INDICATED ON THE PLANS MAY BE COMPLETED BY SEPARATE SUB-CONTRACTORS AND IT SHALL BE THE RESPONSIBILITY OF EACH SUB-CONTRACTOR TO DETERMINE THE EFFECT OF THEIR WORK UPON THE WORK OF OTHERS. THE LANDSCAPE CONTRACTOR, HOWEVER, IS TO COORDINATE THE VARIOUS TRADES UNDER HIS JURISDICTION.

D. THE LANDSCAPE CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH ALL APPLICABLE BUILDING REQUIREMENTS AND ORDINANCES EVEN THOUGH SUCH REQUIREMENTS ARE NOT SPECIFICALLY MENTIONED HEREIN.

E. UNLESS OTHERWISE STIPULATED IN WRITING BY THE OWNER, ALL WORK SHALL BE PERFORMED BY A 'C-27' LICENSED LANDSCAPE CONTRACTOR.

2. DEFINITIONS

A. SUBCONTRACTOR SHALL MEAN THE SUB-CONTRACTOR OR HIS SUBCONTRACTOR OR HIS SUPPLIER PERFORMING WORK FOR THE LANDSCAPE CONTRACTOR.

B. WORK SHALL MEAN ALL LABOR, MATERIAL, EQUIPMENT, SERVICES, PERMITS AND LICENSES, NECESSARY TO FURNISH AND/OR INSTALL IN PLACE, ALL MATERIALS, EQUIPMENT AND/OR APPLIANCES SPECIFIED IN ANY ON SECTION AND/OR SHOWN ON THE PLANS AND/OR SPECIFICATIONS.

C. FURNISH SHALL MEAN TO PURCHASE AND DELIVER AS DIRECTED BY THE CLIENT. ALL MATERIALS, EQUIPMENT, OR APPLIANCES SPECIFIED IN ANY ONE SECTION AND /OR SHOWN ON THE PLANS AND/OR SPECIFICATIONS.

D. INSTALL SHALL MEAN LABOR, MATERIALS, EQUIPMENT, SERVICES, NECESSARY TO SET IN PLACE, CONNECT, HOOK-UP AND/OR APPLIANCES FURNISHED BY THE SUB-CONTRACTOR AND/OR OTHERS.

E. CONTRACT SHALL CONSIST OF THE WRITTEN AGREEMENT BETWEEN THE CONTRACTOR AND CLIENT. PLANS, GENERAL CONDITIONS, AND ENTIRE SPECIFICATION SECTION FOR THE WORK BEING PERFORMED AND WHAT IS INDICATED IN ONE PART SHALL BE AS BINDING AS IF INDICATED IN ALL PARTS.

F. CONSTRUCTION SITE SHALL MEAN THE SITE AS INDICATED BY PLANS AND SPECIFICATIONS.

3. ADD ON's (EXTRAS)

A PURCHASE ORDER IS BE ISSUED TO THE LANDSCAPE CONTRACTOR PRIOR TO THE EXECUTION OF WORK OTHER THAN SPECIFIED IN THE CONTRACT. THE CONTRACT CANNOT BE AMENDED OR ADDED TO EXCEPT BY AN AMENDMENT OR PURCHASE ORDER SIGNED BY THE CLIENT. ANY WORK PERFORMED WITHOUT SUCH AN EXECUTED WRITING SHALL BE PRESUMED TO HAVE BEEN INCLUDED IN THE CONTRACT WITHOUT ADDITIONAL CHARGE.

SPECIAL CONDITIONS

1. PERMITS AND SURVEYS

THE LANDSCAPE CONTRACTOR SHALL ESTABLISH AND VERIFY THROUGH SURVEY ALL LOT LINES, RIGHT OF WAYS, PROPERTY LINES AND VARIOUS RESTRICTIONS. THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL SURVEYS. PERMITS AND LICENSES REQUIRED FOR THE EXECUTION OF THE WORK SHALL BE PROCURED AND PAID FOR BY THE LANDSCAPE CONTRACTOR. THE LANDSCAPE CONTRACTOR SHALL GIVE ALL NOTICES, CALL FOR INSPECTIONS AND COMPLY WITH ALL LAWS AND ORDINANCES BEARING ON THE WORK.

2. CONTRACTOR'S RESPONSIBILITIES

THE LANDSCAPE CONTRACTOR SHALL GIVE EFFICIENT SUPERVISION TO THE WORK, USING HIS BEST SKILL AND ATTENTION. WHEN ABSENT FROM THE JOB, HE SHALL APPOINT A SUPERVISOR CAPABLE OF DISCUSSING MINOR MATTERS WITH THE CONTRACTOR ON THE SITE. HE/SHE SHALL CAREFULLY STUDY AND COMPARE ALL DRAWINGS, SPECIFICATIONS AND OTHER INSTRUCTIONS FOR THE WORK. ANY WORK INDICATED IN A MANNER WHICH WOULD MAKE IT DIFFICULT TO PRODUCE FIRST CLASS WORK, OR ANY DISCREPANCIES OR CONFLICTS WHICH APPEAR BETWEEN DRAWINGS AND SPECIFICATIONS AND LOCAL ORDINANCES OR RESTRICTIONS SHALL BE REFERRED TO THE CONTRACTOR FOR INTERPRETATION OR CORRECTION BEFORE PROCEEDING WITH WORK. ANY ALLEGED EXTRA SHALL BE PRESUMED TO BE PART OF THE CONTRACT WITH ADDITIONAL CHARGE TO BE CERTIFIED BY BOTH THE LANDSCAPE CONTRACTOR AND THE CLIENT.

3. HIDDEN OBSTACLES

PRIOR TO CUTTING INTO THE SOIL, THE LANDSCAPE CONTRACTOR SHALL LOCATE ALL CABLES, CONDUITS, SEWERS, SEPTIC TANKS AND SUCH OTHER UTILITIES AS ARE COMMONLY ENCOUNTERED UNDERGROUND AND HE/SHE SHALL TAKE PROPER PRECAUTION AS NOT TO DAMAGE OR DISTURB SUCH IMPROVEMENTS. IF A CONFLICT EXISTS BETWEEN SUCH OBSTACLES AND THE PROPOSED WORK, HE SHALL PROMPTLY NOTIFY THE CONTRACTOR WHO WILL ARRANGE FOR RELOCATION. LANDSCAPE CONTRACTOR WILL PROCEED IN THE SAME MANNER IF ROCK LAYERS OR ANY OTHER CONDITION ENCOUNTERED UNDERGROUND MAKES CHANGES ADVISABLE.

4. RESPONSIBLILITY FOR WORKMANSHIP

NEITHER COMPLETION OF THE JOB NOR FINAL PAYMENT SHALL RELIEVE THE LANDSCAPE CONTRACTOR OF RESPONSIBILITY FROM THE GUARANTEE STATED IN THE CONTRACT, OR OF RESPONSIBILITY FOR FAULTY MATERIALS OR POOR WORKMANSHIP. THE LANDSCAPE CONTRACTOR SHALL PROMPTLY REMEDY ANY DEFECTS WHICH OCCUR DURING THE GUARANTEE PERIOD. NOTICE OF OBSERVED DEFECTS WILL BE FORWARDED TO THE CLIENT BY THE LANDSCAPE CONTRACTOR IN DUPLICATE. THE CLIENT WILL RETURN ONE (1) COPY TO THE LANDSCAPE CONTRACTOR, NOTING THEREON WHAT ACTION WAS TAKEN. ALL QUESTIONS ARISING UNDER THIS ARTICLE SHALL BE DECIDED BY THE CLIENT.

5. TERMINATION OF CONTRACTOR

CLIENT / CONTRACTOR RESERVES THE RIGHT TO TERMINATE THE CONTRACT IF IN HIS REASONABLE OPINION THE LANDSCAPE CONTRACTOR IS NOT PERFORMING THE CONTRACT AS REQUIRED. CLIENT WILL RENUNERATE LANDSCAPE CONTRACTOR FOR WORK TO DATE OF TERMINATION. FURTHER, CLIENT MAY REDUCE THE AMOUNT OF WORK REQUIRED UNDER THE CONTRACT, BUT NOT BY LESS THAN 10% OF THE AMOUNT ORIGINALLY CONTRACTED FOR WITH A CORRESPONDING PERCENTAGE REDUCTION IN THE CONTRACT PRICE.

6. INSURANCE

THE LANDSCAPE CONTRACTOR SHALL CARRY ALL WORKER'S COMPENSATION, PUBLIC LIABILITY, AND PROPERTY DAMAGE INSURANCE AS REQUIRED BY ALL APPLICABLE CODES, REGULATIONS, AND THE GENERAL CONTRACTOR. THESE POLICIES SHALL BE MAINTAINED DURING THE LIFE OF THE CONTRACT AND SHOULD BE PRODUCED TO THE GENERAL CONTRACTOR/CLIENT UPON REQUEST.

7. INTERPRETATION OF DRAWINGS AND DOCUMENTS

THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR STRICT ADHERENCE TO THE CONTRACT DOCUMENTS. ALL PLANTS, PRODUCTS, AND MATERIALS SHALL BE PROVIDED AS INDICATED ON THE DOCUMENTS. ANY CHANGES OR SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT / OWNER IN WRITING. LANDSCAPE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ADJUSTMENTS TO ANY MATERIAL OR WORK THAT IS NOT APPROVED.

8. ADDENDUM

ANY AND ALL ADDENDUMS ISSUED BY THE CLIENT DURING TIME OF BIDDING SHALL FORM A PART OF THE DRAWINGS, SPECIFICATIONS AND CONTRACT DOCUMENTS, AND SHALL BE INCLUDED BY THE LANDSCAPE CONTRACTOR IN HIS PROPOSAL.

9. PROPOSAL GUARANTEE

UNLESS OTHERWISE STIPULATED IN WRITING BY THE OWNER, PROPOSAL(S) WHEN SUBMITTED MUST BE ACCOMPANIED BY A PROPOSAL GUARANTEE CONSISTING OF A CERTIFIED CHECK OF BID BOND PAYABLE TO THE OWNER IN THE AMOUNT OF TEN PERCENT (10) OF THE TOTAL AMOUNT BID. ANY PROPOSAL NOT ACCOMPANIED BY SUCH A GUARANTEE WILL NOT BE CONSIDERED. IF A BIDDER TO WHOM A CONTRACT IS AWARDED FAILS OR REFUSES TO EXECUTE THE CONTRACT DOCUMENTS OR FURNISH THE REQUIRED INSURANCE POLICIES AND BONDS AS SET FORTH IN THOSE DOCUMENTS, THE PROPOSAL GUARANTEE SHALL BE FORFEITED TO THE OWNER. THE PROPOSAL GUARANTEES OF ALL BIDDERS WILL BE HELD UNTIL THE SUCCESSFUL BIDDER HAS PROPERLY EXECUTED ALL CONTRACT DOCUMENTS.

PLANTING SPECIFICATIONS

1. SCOPE OF WORK - SOIL PREPARATION AND PLANTING PER PLAN.

2. MATERIALS

A. GENERAL - ALL MATERIAL SHALL BE BEST AVAILABLE.

1. DO NOT BEGIN SOIL PREPARATION AND PLANTING UNTIL ALL WORK SUCH AS HEADER INSTALLATION, WALKS, PAVING, CONCRETE WORK, ELECTRICAL EXCEPT FOR FIXTURE LOCATION AND FENCING, EXCEPT WHERE ACCESS IS NECESSARY, DRAINAGE WORK, GAS LINE INSTALLATION, IRRIGATION WORK, AND ANY OTHER WORK REQUIRED UNDER PLANS AND SPECIFICATIONS AROUND PLANTING AREAS IS COMPLETED AND APPROVED.

2. SPECIMEN TREES TWENTY-FOUR (24) INCHES, AND LARGER BOX SIZES ARE EXEMPT FROM THIS RULE WHERE ACCESS MIGHT BE RESTRICTED BY CONTRUCTION PHASES OF LANDSCAPING OR BUILDING. ALL PLANTS AND PLANTING SHALL BE CONTINUALLY MAINTAINED BY THE LANDSCAPE CONTRACTOR.

B. PLANTS - PROVIDE CONTAINER GROWN PLANT MATERIAL GROWN IN A RECOGNIZED NURSERY IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE. PROVIDE HEALTHY, UNDAMAGED, VIGOROUS STOCK GROWN UNDER CLIMACTIC CONDITIONS SIMILAR TO CONDITIONS AT PROJECT SITE AND FREE OF DISEASE, INSECT, EGGS, LARVAE AND DEFECTS SUCH AS SUN-SCALD, KNOTS, INJURIES, ABRASIONS OR DISFIGUREMENT. PROVIDE PLANT MATERIALS OF THE SIZES INDICATED. PLANT MATERIAL OF SIZES LARGER THAN THOSE INDICATED MAY BE USED PROVIDED ROOTS AND ROOT BALL ARE INCREASED PROPORTIONATELY.

1. PLANTS NOT CONFORMING TO THE REQUIREMENTS SPECIFIED WILL BE CONSIDERED DEFECTIVE. SUCH PLANTS, WHETHER IN PLACE OR NOT, WILL BE MARKED AS REJECTED AND SHALL BE IMMEDIATELY REMOVED FROM THE PREMISES. THESE WILL BE REPLACED WITH NEW ACCEPTABLE PLANTS AT NO EXTRA COST.

2. VARIETIES AND SIZES OF PLANTS SHALL BE AS STATED IN THE PLANT LIST OR ON THE PLAN.

3. UNDER NO CONDITIONS WILL THERE BE ANY SUBSTITUTION OF PLANTS OR SIZES FOR THOSE LISTED ON THE ACCOMPANYING PLANS, EXCEPT WITH THE EXPRESS WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.

4. ALL PLANTS SHALL BE TRUE TO NAME AND ONE OF EACH LOT SHALL BE TAGGED WITH NAME AND SIZES OF THE PLANTS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE RECOMMENDED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.

5. SPECIAL CARE SHALL BE TAKEN TO INSURE THAT PLANTS IN CONTAINERS ARE ADEQUATELY WATERED. WATER FOR SOIL PREPARATION, PLANTING AND IRRIGATION WILL BE FURNISHED BY OWNER.

6. PROVIDE CERTIFICATES OF INSPECTION FOR ALL MATERIALS AS REQUIRED BY LAW OR REGULATION. PACKAGE STANDARD MATERIALS WITH MANUFACTURER'S CERTIFIED ANALYSIS. PROVIDE ANALYSIS BY RECOGNIZED LABORATORY MADE IN ACCORDANCE WITH METHODS EXTABLISHED BY THE ASSOCIATE OF OFFICIAL CHEMISTS FOR ALL OTHER MATERIALS.

7. PLANT MATERIAL THAT WILL BE TAKEN FROM NATIVE OR FIELD GROWN CONDITIONS SHALL BE OF A SIZE EQUAL TO THAT INDICATED ON THE PLANT LIST. THE MATERIAL SHALL BE DUG, TRANSPORTED IN A MANNER THAT DOES NOT DAMAGE THE MATERIAL OR IN ANY WAY INHIBIT ITS LIKELIHOOD OF SURVIVAL. THERE SHALL BE NO MORE MATERIAL TRANSPORTED OR STORED ON SITE THAN CAN BE PLANTED WITHIN TWO (2) DAYS. IN ALL CASES, BOTANICAL NAMES TAKE PRECEDENCE OVER COMMON NAMES.

8. LANDSCAPE CONTRACTOR SHALL PROVIDE/USE PROPER MACHINERY FOR TREE PLACEMENT AND PLANTING. A CRANE MUST BE USED FOR: 1) ANY TREE 36" BOX OR LARGER; 2) PALMS SIX FEET (6') OR LARGER (BROWN TRUNK HEIGHT) UNLESS OTHERWISE APPROVED BY OWNER.

C. FERTILIZER AND SOIL CONDITIONERS

1. NOT REQUIRED FOR THIS PROJECT.
2. FERTIZE JOSHUA TREES AS RECOMMENED IN SECTION 'Q', 'TRANSPLANTING JOSHUA TREES'.

D. PLANTING INSTRUCTIONS FOR PALMS

CARE OF TRANSPLANTED PALMS IS AS FOLLOWS:

1. UPON ARRIVAL THE PALMS SHOULD BE PLANTED IMMEDIATELY OR STORED FOR NO MORE THAN 3 TO 4 DAYS IN A SHADED AREA WHERE THE TOTAL TREE MUST BE MISTED FREQUENTLY. IF THEY ATE STORED FOR MORE THAN A DAY, COVER THE ROOTBALLS WITH A BURLAP TARP AND KEEP THE TARP MOIST.

2. UNLOADING- PALMS SHOULD BE MINDFULLY LIFTED OFF THE SETTING THE CHOKER TO THE OUTSIDE SO TO TURN THE PALM TO THE INSIDE AS IT IS LIFTED. NYLON CHOKERS ONLY. CRANE OPERATOR AND CHOKER-SETTER SHOULD KEEP A "SHARP" LOOKOUT THAT THE HEADS ARE NOT CAUGHT, PULLED ON, BANGED INTO OR SHAKEN; WHICH CAN DAMAGE THE BUD.

3. PLANTING PITS - REFER TO PLANTING DETAIL(S).

4. USE A WASHED CONCRETE SAND FOR BACKFILL, WHICH HAS VARIABLE SIZED GRAINS. THIS TYPE OF SAND APPEARS TO BE THE BEST TO MEET THE FOLLOWING CRITERIA:

A. SUPPORT TO HOLD THE TREE STRAIGHT, GOOD WATER RETENTION, GOOD DRAINAGE FOR EXCESS WATER, LOW IN SALTS. AS GOOD AS THIS SAND APPEARS TO BE, IF IT IS NOT " WATERED-IN" CORRECTLY, IT DOES NOT SERVE ITS PURPOSE. THE SAND MUST BE WASHED INTO THE VOIDS AROUND THE ROOTS TO ACHIEVE A GOOD INTERFACE IF VOIDS REMAIN THEY CREATE A BARRIER, SLOWING ROOT RE-GROWTH AND THEREFORE THE ESTABLISHMENT OF THE PALM. POOR WATERING PRACTICES AND / OR POOR WATER MANAGEMENT ENCOURAGES ANAEROBIC WHICH IS RESPONSIBLE FOR 'BLACK-STINKY' SOURED ROOTBALLS OR THE REVERSE, DRY TREES. THE No. 1 CAUSE OF DECLINE IN TRANSPLANTED PALMS IS ' WATER MANAGEMENT '. No. 2 CAUSE OF DECLINE IS ' HANDLING '.

5. WATER (INITIAL) - PALMS SHALL BE PLACED IN THE PIT AND WATERED IN AS THEY ARE BACK-FILLED. WATERING SHALL BE DONE WITH A PIPE STICKER, 6' IN LENGTH TOPPED WITH A 90° ELBOW AND PLACED ON THE END OF ATLEAST A 3/4 INCH HOSE WITH ADEQUATE VOLUME. ONE LABORER SHALL WORK THE STICKER UP AND DOWN, WASHING THE SAND DOWN AROUND THE ROOTBALL AS THE BACKFILLING IS ACCOMPLISHED. THE BACKFILL SAND SHOULD BE THOROUGHLY SATURATED BEFORE GOING ON TO THE NEXT PALM. IT IS OF UTMOST IMPORTANCE THAT THIS IS DONE AS THE PALM IS BEING PLANTED, NOT LATER IN THE DAY OR THE NEXT DAY.

6. WATER (SUPPLEMENTAL) - PALMS PREFER LOTS OF WATER IN WELL DRAINED SOIL. IN MOST PLANTING LOCATIONS THIS REQUIRES SUPPLEMENTAL WATERING, IN THE WAY OF A SEPARATE EMMITTER/ BUBBLER SYSTEM OR BY HAND WATERING. AT THE ONSET (FROM PLANTING TO APP-ROXIMATELY 30 DAYS AFTER IRRIGATION SYSTEM TAKES OVER) THE LANDSCAPE CONTRACTOR MUST CHECK FOR WATER PENETRATION AS WELL AS DRAINAGE THROUGHOUT THE ROOT ZONE AT LEAST ONCE A WEEK AND MONTHLY THEREAFTER FOR DURATION OF WARRANTY. THESE FINDINGS MUST BE ENTERED IN A LOG WITH THE DATES AND INITIALS OF PERSON RESPONSIBLE. THE SIMPLIST WAY TO FACILITATE THE WATER MONITORING IS TO INSTALL A 1" OR LARGER PERFORTED SCHEDULE 40 PIPE, THE ENTIRE LENGTH WRAPPED WITH FILTER COLTH AND CAPPED ON THE BOTTOM END. THIS PIPE IS TO BE PLACED ADJACENT TO THE PALM BEFORE BACK-FILLING AND MUST EXTEND 1 FT. + OR - 5% BELOW THE BOTTOM OF THE ROOTBALL. A LOOSE FITTING CAP SHALL BE KEPT ON THE UPPER END OF THE PIPE AND A MEASURING TAPE CAN BE LOWERED INTO THE PIPE TO CHECK THE WATER-LEVEL. MONITORING SHOULD BE DONE THE PRIOR TO APPLYING SUPPLEMENTAL WATER. AFTER INITIAL WATERING-IN, AS DESCRIBED IN #3 ABOVE, WATER THE PALMS WITH A GOOD SOAKING (100-150 GALLONS/PALMS) EVERY 5 DAYS. WATERING AMOUNTS AND SCHEDULE ARE ESTIMATES AND ARE SUBJECT TO CHANGE BY RAY LOPEZ ASSOCIATES (RLA) REPRESENTATIVE AFTER REVIEWING THE LOG AND OBERVING IN THE FIELD.

7. AS A RULE OF THUMB, STRINGS SHOULD BE LEFT TIED FOR APPROXIMATELY 45 DAYS. IN WINDY WEATHER THEY SHOULD BE LEFT AND IN HOT DRY WEATHER THEY CAN SOMTIMES BE UNTIED SOONER. THE PRIMARY INDICATOR IS WHEN THE PALMS START PUSHING NEW GROWTH, IT SHOULD BE READY. ON CANARIENSIS ONLY UNTIE THE TIGHT STRINGS (USUALLY 2) LEAVING THE LOOSE STRING FOR APPROXIMATELY 1 MONTH LONGER.

3. GENERAL WORK PROCEDURES

WORK PROCEDURES SHALL FOLLOW BEST CUSTOMARY PRACTICE

A. WEEDS

1. APPLY CONTACT HERBICIDES IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. PRIOR TO APPLICATION MOISTEN AREAS FOR FOURTEEN DAYS TO ENCOURAGE WEED GERMINATION AND GROWTH. APPLY BEFORE WEEDS ATTAIN A HEIGHT OF 6". REMOVE TALLER WEEDS MANUALLY BEFORE AND DURING PRELIMINARY GRADING AND FINISH GRADING. ALL WEEDS SHALL BE DUG OUT BY THE ROOTS AND REMOVED FROM THE SITE.

2. APPLY PRE-EMERGENT HERBICIDES IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

3. NO HERBICIDE SHALL BE APPLIED AFTER PLACEMENT OF ANY HYDROSEED.

B. GENERAL

INSPECT THE INTEGRITY OF ANY AND ALL WATERPROOFING MEMBRANES AND DRAINAGE SYSTEMS AND REPORT DEFICIENCIES IMMEDIATELY. ENSURE DEFICIENCIES ARE CORRECTED PRIOR TO BEGINNING OF WORK.

C. PRODUCT DELIVERY, STORAGE AND HANDLING

1. PLANTS STOCKPILED ON SITE PRIOR TO PLANTING SHALL BE MAINTAINED PROPERLY AND PROTECTED FROM SUN, DRYING, WIND, MACHINERY, OR ANY OTHER DAMAGE. PLANTS DEEMED DAMAGED BY OWNER SHALL BE REPLACED WITH AN EQUAL PLANT AT NO ADDITIONAL COST.

2. DELIVER MATERIALS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED. PLANT IMMEDIATELY. IF PLANTING IS DELAYED FOR MORE THAN 6 HOURS AFTER DELIVERY, SET PLANT MATERIAL IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE AND KEEP ROOTS MOIST.

3. DO NOT REMOVE CONTAINER GROWN STOCK INCLUDING GROUND COVER, FROM CONTAINERS UNTIL PLANTING TIME.
DELIVER BULK MATERIALS SUCH AS TOPSOIL, MULCH, ETC. WITH TWO DELIVERY TICKETS. ONE TICKET SHALL BE PROVIDED TO THE CONTRACTOR.

4. INSPECTION WILL BE MADE BY THE OWNER. CONTRACTOR SHALL BE ON THE SITE WHEN INSPECTIONS ARE MADE. REQUEST FOR INSPECTION SHALL BE MADE BY TELEPHONE, OR IN PERSON, AT LEAST 48 HOURS IN ADVANCE OF DATE DESIRED.

D. TREE AND SHRUB PLANTING

1. EXACVATE PITS WITH VERTICAL SIDES FOR ALL PLANTS, SHRUBS AND TREES.
   A. THESE PITS SHALL BE THOROUGHLY DUSTED WITH GYPSUM ON SIDES AND BOTTOMS AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING TREES.

2. COMPACT SOIL AT BOTTOM OF PIT AND TAMP FIRMLY, FILL SOIL AROUND BALL OF PLANT AND WATER IT THOROUGHLY, USING BACKFILL OF SOIL AS SPECIFIED. BACKFILL SHALL BE SETTLED BY TAMPING AND REFILLING TO FORM A SHALLOW BASIN AS WIDE AS THE BALL, AROUND EACH PLANT FOR WATERING. THIS IS TO BE PRIOR TO GROUND COVER INSTALLATION.

3. ALL PLANTS SHALL BE SET SO THAT, WHEN SETTLED, THEY BEAR THE SAME RE-LATION TO THE REQUIRED GRADE AS THEY BORE TO THE NATURAL GRADE BE-FORE BEING PLANTED.

4. NO MATERIAL SHALL BE PLANTED IF THE BALL IS BROKEN OR CRACKED EITHER BEFORE OR DURING THE PROCESS OF PLANTING.

5. IMMEDIATELY AFTER PLANTING, STAKE ALL TREES TO PREVENT DAMAGE FROM WIND (AS PER DETAIL - THIS SHEET).

6. PREPARE RAISED EARTH BASIN AS WIDE AS BALL AT EACH PLANT FOR WATERING PRIOR TO GROUND COVER AND LAWN INSTALLATION.

7. GRADE AREAS AROUND PLANTS TO FINISH GRADE AND DISPOSE OF EXCESS SOIL.

8. WATERING - IMMEDIATELY AFTER PLANTING, WATER SHALL BE APPLIED TO EACH TREE AND SHRUB, IN SUCH A MANNER AS NOT TO DISTURB BACKFILL AND TO THE EXTEND THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED.

9. PRESOAK PITS PRIOR TO PLANTING ROOTBALL, FILL TO TOP OF PIT. AFTER BACKFILLING 1/2 OF PIT, FILL WITH WATER TO TOP OF ROOTBALL. CONTINUE BACK-FILLING TO WITHIN 1" OF THE SURROUNDING FINISH GRADE. ENSURE ROOTBALL IS SET 2" ABOVE FINISH GRADE.

E. GROUND COVER PLANTING FROM FLATS - NOT REQUIRED FOR THIS PROJECT

F. PLANTING NOTES

1. BEFORE ANY PLANTS ARE PLANTED, ALL PLANTED AREAS ARE TO HAVE BEEN GRADED IN AN ACCEPTABLE MANNER TO ASSURE POSITIVE DRAINAGE.
2. PLANTING AREAS SHALL BE CULTIVATED SO THAT THERE ARE NO HUMPS OR HOLLOWS.
3. BOXED TREES WILL BE SELECTED/APPROVED BY EITHER THE OWNER OR THE LANDSCAPE ARCHITECT.
4. ALL 5 GALLON TREES OR LARGER WILL BE STAKED PER DETAIL - THIS SHEET.
5. LANDSCAPE CONTRACTOR SHALL BE RESPONCIBLE FOR STOCKPILING (BY NURSERY) OF TREE BOXES AND INSURING THEY ARE RETURNED TO THE SUPPLIERS IN GOOD CONDITION. LANDSCAPE CONTRACTOR SHALL NOTIFY NURSERIES FOR PICK-UP.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PLANT MATERIAL UNTIL FINAL INSPECTION AND APPROVAL BY LANDSCAPE ARCHITECT.
7. LANDSCAPE CONTRACTOR SHALL SUBMIT WITH BID THE UNIT PRICES FOR TREES, SHRUBS, VINES AND ESPALIERS. GROUND COVER PER SQUARE FOOT AT SPACING INDICATED ON PLAN ALONG WITH TOTAL SQUARE FOOTAGES.
8. ALL PLANT MATERIAL SHALL BE SPOTTED BY CONTRACTOR AND APPROVED ON SITE BY THE LANDSCAPE ARCHITECT PRIOR TO THE DIGGING OF PITS OR IN-STALLATION OF IRRIGATION. CONTRACTOR TO NOTIFY OWNER 24 HOURS IN ADVANCE PRIOR TO REVIEW.
9. CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITES AND SERVICES PRIOR TO ANY DIGGING. CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR ALL DAM-AGES CAUSED BY FAILURE TO DO SO.
10. PLANT LIST IS FOR INFORMATION ONLY. CONTRACTOR SHALL BASE HIS BID AND SHALL INSTALL ALL PLANT MATERIALS AS SHOWN ON PLAN.
11. EDGING - REFER TO PLAN AND DETAIL(S).
12. PLANT SHRUBS A MINIMUM OF 36" FROM ALL LANDSCAPE LIGHT FIXTURES (WHEN APPLICABLE).
13. WHENEVER POSSIBLE PLANT SHRUB CENTERS A MINIMUM OF 36" FROM SIDEWALKS, CURBS, WALLS, AND BUILDINGS, ETC. UNLESS OTHERWISE NOTED. IF SHRUBS ARE SHOWN CLOSER THAN 36" CONTRACTOR SHALL BRING IT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT / OWNER PRIOR TO PLANTING / IRRIGATION FOR POSSIBLE RELOCATION.
14. INSTALL 'DEEP ROOT' ROOT CONTROL PRODUCTS PER MANUFACTURER'S RECOMMENDATION FOR ALL TREES LOCATED CLOSER THAN 10'-0" TO HARDSCAPE SURFACES SUCH AS: CURBS, SIDEWALKS, BUILDINGS, WALLS, FENCES, CONCRETE MOWSTRIPES, ETC. AT NO ADDITIONAL COST TO OWNER.
15. ALL VINES AND ESPALIERS TO BE REMOVED FROM STAKE OR TRELLIS AND FASTENED TO WALLS WITH APPROVED FASTENERS.
16. PROVIDE ALL SHRUBS WHICH NEED SUPPORT WITH 1/2" SQUARE REDWOOD STAKE. ONCE INSTALLED, TRIM TOP OF STAKE 6" BELOW TOP OF SHRUB. USE GREEN PLASTIC TIES 6" ON CENTER.
17. WHENEVER POSSIBLE, USE PLANT MATERIALS ACCLIMATED TO THE COACHELLA VALLEY.

G. SODDED LAWN.

1. Rocks and debris larger than one inch in diameter which are brought to the surface by cultivation shall be removed from site.
2. Soil shall be left 2" below finish grade as the sod will bring the level to the proper height.
3. Areas to be planted in lawn shall be finished smooth to present a neat and uniform grade prior to installation of sod.
4. After preparation of soil, the area must be pre-irrigated to wet it to a depth of four (4) inches. It shall be damp but not muddy and without depressions.
5. Initial placement of sod shall be done at the latest twelve (12) hours after it is delivered. It shall not be left in the hot sun nor left in rolls or staked over-night.
6. Prior to placing of sod, broadcast the fertilizer supplied by the Grower at a rate recommended by said Grower.
7. Sod shall be unrolled and placed carefully in a staggered pattern. A piece of 2 x 4 shall be used to tamp each roll against the adjacent strips.
8. Sod shall be trimmed to conform to lawn shapes designated in planting plan.
9. After sod is laid it shall be irrigated thoroughly to provide good moisture penetration.
10. All sod areas shall be rolled no later than five (5) days after installation. Sod shall conform with finish grade, existing sidewalk and contours. A second rolling will be necessary if the first does not meet with these specifications.
11. All sod shall be handled and laid in a high standard workmanship manner. All ends, joints and cuts to be fit and tightly joined so that there are no voids and the final appearance is one of continuous lawn.

H. HYDRO-SEEDED LAWN (NOT REQUIRED FOR THIS PROJECT).

I. POTS AND MOVEABLE PLANT CONTAINERS (NOT REQUIRED FOR THIS PROJECT).

J. WATERING

1. LAWNS (SODDED)

i. The soil must be kept moist for the sod to root in the soil below. Watering SOD with 1 inch of water during the early part of the day, everyday, will keep sod viable. Summer planting shall require additional daily watering. Field verify current conditions, soil & weather, and adjust water as required to keep soil moist.

ii. Do not allow the soil to dry out. If the soil is allowed to dry out, the rooting process will slow down and suffer damage.

iii. Soil that is kept wet and soggy will cause root rot. DO NOT OVER-WATER SOD.

APPROVED BY:
HI-DESERT WATER DISTRICT

MARK BAN *DATE*
OPERATIONS MANAGER

DIGALERT
IT'S THE LAW ! DIAL BEFORE YOU DIG !
CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING
1-800-227-2600
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA
BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

NO.	BY	DATE	REVISIONS:

CAUTION: The Landscape Architect preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing & must be approved by the preparer of these plans.

LICENSED LANDSCAPE ARCHITECT — RAYMOND C. LOPEZ No. 3474 — Signature — December 31, 2015 — Renewal Date — Date — STATE OF CALIFORNIA

PREPARED UNDER THE SUPERVISION OF:
RAYMOND C. LOPEZ *DATE*
Lic. No. 3474 *EXP. 12 / 31 / 15*
DRAWN BY: *GM* DESIGNED BY: *RC*
CHECKED BY: *CL*

PREPARED BY:
RAY LOPEZ ASSOCIATES
LANDSCAPE ARCHITECTURE
56-960 JACKSON ST., VISTA SANTA ROSA, CA 92274
(T) 760 / 206-9696 E-mail: RLAscape@AOL.com

BASIS OF BEARING:
THE BASIS OF BEARING SHOWN HEREON IS N00°26'00"E 2645.13'

TOWN OF YUCCA VALLEY, CALIFORNIA — INC. NOV. 27 1991

APPROVED BY TOWN:
NAME *DATE*

TOWN OF YUCCA VALLEY

LANDSCAPE SPECIFICATIONS

SAGE ESTATES
SOUTHEAST CORNER OF GOLDEN BEE DRIVE AND SAGE DRIVE
A.P.N.'s: 585-071-16, 585-071-17, 585-071-25 & 585-071-26

DEVELOPER: *MR. WILLIAM SHACK JR. - (760) 365-2994*
COPPER HILLS HOMES, 56884 GOLDEN BEE DR., YUCCA VALLEY, CA 92284
PLOT DATE: Oct 21, 2014

SHEET NUMBER
L - 11
OF 16 *SHEETS*
SCALE: REFER TO PLAN
JOB NUMBER 02192014-CHH-YV

RAY LOPEZ ASSOCIATES, LANDSCAPE ARCHITECTURE - (760) 206-9696

SAGE ESTATES HOMES - LANDSCAPE PACKAGE

2. CONTAINER MATERIAL (PLANTS)

i. IMMEDIATELY AFTER PLANTING, APPLY WATER TO EACH TREE, SHRUB AND VINE BY MEANS OF A HOSE. APPLY WATER IN A MODERATE STREAM IN THE PLANTING HOLE UNTIL THE MATERIAL ABOUT THE ROOTS IS COMPLETELY SATURATED FROM THE BOTTOM OF THE HOLE TO THE TOP OF THE GROUND.

ii. APPLY WATER IN SUFFICIENT QUANTITIES, AND AS OFTEN AS SEASONAL CONDITIONS REQUIRE TO KEEP THE GROUND WET AT ALL TIMES, WELL BELOW THE ROOT SYSTEM OF GRASS AND PLANTING. DO NOT CAUSE EROSION DAMAGE IN WATERING SLOPES.

iii. CONTRACTOR SHALL WATER ALL NEW & EXISTING PLANT MATERIAL BY MEANS OF A HOSE, OR BY MANUALLY TURNING ON THE VALVES, OR BY SETTING THE TIMER UNTIL ACCEPTANCE BY THE OWNER OR BY THE END OF MAINTENANCE PERIOD. CONTRACTOR SHALL WATER IN SUFFICIENT QUANTITIES, AND AS OFTEN AS SEASONAL CONDITIONS REQUIRE TO KEEP THE GROUND WET AT ALL TIMES, WELL BELOW THE ROOT SYSTEM OF GRASS AND OR PLANTING AT NO EXTRA COST TO THE OWNER. DO NOT CAUSE EROSION DAMAGE IN WATERING SLOPES.

K. PROTECTION OF PROJECT

1. THE LANDSCAPE CONTRACTOR SHALL CAREFULLY AND CONTINUOUSLY PROTECT AND MAINTAIN ALL AREAS INCLUDED IN THE CONTRACT, INCLUDING LAWN AREAS, PLANT MATERIALS, ETC., UNTIL FINAL ACCEPTANCE OF THE WORK BY OWNER.

2. THE MAINTENANCE FOREMAN ON THE JOB SHALL BE A COMPETENT SUPERVISOR, EXPERIENCED IN LANDSCAPE MAINTENANCE AND CAPABLE OF DISCUSSING MATTERS ON THE JOB SITE.

3. WORKMAN SHALL PRESENT A NEAT APPEARANCE AT ALL TIMES AND SHALL CONDUCT ALL WORK OPERATIONS AND DEALINGS WITH THE PUBLIC IN A COURTEOUS MANNER. WORKMEN SHALL BE FULLY CLOTHED AT ALL TIMES.

L. INSPECTIONS (2)

1. FIRST INSPECTION / WALK-THRU SHALL OCCUR AFTER ' ALL ' OF THE LANDSCAPE CONSTRUCTION HAS BEEN COMPLETED. LANDSCAPE CONTRACTOR TO SET UP INSPECTION DATE AND TIME WITH OWNER AND OR LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR SHALL PREPARE A ' CORRECTIONS LIST ' AND A COPY IS TO BE SENT TO THE OWNER AND LANDSCAPE ARCHITECT. CORRECTIONS SHALL BE MADE WITHIN 10 WORKING DAYS AFTER ' FIRST ' INSPECTION / WALK-THRU.

2. SECOND INSPECTION TO OCCUR AT END OF 90 DAYS FROM ' FIRST ' INSPECTION / WALK-THRU '. LANDSCAPE CONTRACTOR TO SET UP INSPECTION DATE AND TIME WITH OWNER & OR LANDSCAPE ARCHITECT. CONTRACTOR SHALL MAKE FINAL CORRECTIONS WITHIN 10 DAYS OF ' SECOND ' INSPECTION / WALK-THRU.

M. GUARANTEES

1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL (EXCEPT FOR BOX TREES) FOR A PERIOD OF 90 DAYS AFTER ' FIRST ' INSPECTION AND ACCEPTANCE BY THE LANDSCAPE ARCHITECT & OR OWNER. BOX TREES SHALL BE GUARANTEED FOR (1) ONE YEAR FROM ' FIRST ' INSPECTION.

2. THE LANDSCAPE CONTRACTOR SHALL WITHIN TEN (10) DAYS OF WRITTEN NOTIFICATION BY LANDSCAPE ARCHITECT, REMOVE AND REPLACE ALL GUARANTEED PLANT MATERIAL WHICH FOR ANY REASON FAILS TO MEET THE REQUIREMENTS OF THE GUARANTEE. REPLACEMENT SHALL BE MADE WITH PLANT MATERIALS ORIGINALLY SPECIFIED AND SHALL MEET ORIGINAL GUARANTEES.

3. UNLESS OTHERWISE SPECIFIED HEREIN, THE CONTRACTOR, UPON COMPLETION OF THE ENTIRE WORK DESCRIBED IN THE CONTRACT, SHALL PROVIDE THE CLIENT WITH A WRITTEN GUARANTEE FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF ACCEPTANCE AND THAT DURING SAID ONE YEAR PERIOD, ALL DEFECTIVE WORKMANSHIP AND/OR MATERIALS SHALL BE REPAIRED AND/OR REPLACED IN PLACE, INCLUDING ANY WORK OR OTHER WHICH HAS BEEN DAMAGED BY SUCH DEFECTIVE WORKMANSHIP AND/OR MATERIALS, AND BY THE REPAIR AND/OR REPLACEMENT OF SAME, AT NO ADDITIONAL COST TO THE CLIENT.

N. 90 / 365 DAY MAINTENANCE PERIOD SUPPLIED BY LANDSCAPE CONTRACTOR.

1. CONTRACTOR SHALL PROVIDE A 90 DAY MAINTENANCE PERIOD AFTER ACCEPTANCE OF LANDSCAPE INSTALLATION BY OWNER. AN ACCEPTANCE LETTER SHALL BE SUPPLIED BY LANDSCAPE CONTRACTOR AND SIGNED BY OWNER IF AND WHEN OWNER ACCEPTS THE COMPLETED WORK. STARTING DATE OF THE ' 90 DAY ' MAINTANCE PEROID SHALL BE NOTED IN ACCEPTANCE LETTER.

2. IN ADDITION, CONTRACTOR SHALL PROVIDE THE OWNER WITH A 365 DAY MAINTENANCE PERIOD PROPOSAL OF THE LANDSCAPE INSTALLATION. AN ACCEPTANCE LETTER SHALL BE SUPPLIED TO THE OWNER BY LANDSCAPE CONTRACTOR FOR CONSIDERATION. STARTING DATE SHALL BE NOTED IN PROPOSAL. 365 DAY MAINTENANCE PROPOSAL TO BE SIGNED BY OWNER WHEN OWNER ACCEPTS THE COMPLETED WORK.

3. PLANT MAINTENANCE WORK SHALL CONSIST OF APPLYING WATER, WEEDING, CARING FOR, EDGING AND MOWING LAWNS (IF REQUIRED) AND PERFORMING THE FOLLOWING FINAL PLANT ESTABLISHMENT WORK.

a. THE ENTIRE PROJECT SHALL BE MAINTAINED FOR A PERIOD OF 90 CALENDAR DAYS COMMENCING FROM THE TIME ALL ITEMS OF WORK HAVE BEEN COMPLETED TO THE SATISFACTION OF OWNER AND LANDSCAPE ARCHITECT.

b. DURING THE 90 CALENDAR DAY PERIOD, ALL PLANTS AND PLANTED AREAS SHALL BE KEPT WELL WATERED AND WEED FREE AT ALL TIMES.

c. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR DISEASE AND PEST CONTROL DURING THE MAINTENANCE PERIOD.

d. LANDSCAPE CONTRACTOR SHALL RAISE OR LOWER IRRIGATION HEADS TO PROPER LEVEL AND SHALL ADJUST HEADS AS NEEDED.

e. ALL PLANT MATERIAL THAT SHOWS ANY SIGN OF FAILURE TO GROW AT ANYTIME DURING THE LIFE OF THE CONTRACT, INCLUDING THE MAINTENANCE PERIOD, OR THOSE PLANTS SO INJURED OR DAMAGED AS TO RENDER THEM UNSUITABLE FOR THE PURPOSE INTENDED, SHALL BE REPLACED IN KIND WITHIN TEN (10) DAYS OF WRITTEN NOTIFICATION, AT THE EXPENSE OF THE CONTRACTOR.

f. LANDSCAPE CONTRACTOR SHALL PROVIDE OWNER A ' 365 DAY ' BID ALTERNATE FOR MAINTENANCE OF SAID LANDSCAPE.

O. BOULDERS

SIZE AND QUANTITY AS SHOWN ON THE DRAWINGS, SURFACE TO BE FREE OF DISFIGURING MARKS, BROKEN AREAS OR STAINS. 1/3 BURIED IN A NATURAL STATE, UNLESS OTHERWISE NOTED ON THE PLAN. ALL MATERIAL WILL BE BROUGHT FROM (1) SOURCE FOR UNIFORM APPEARANCE. INSTALL PER DIRECTION OF LANDSCAPE ARCHITECT / OWNER.

P. IRRIGATION

1. CONTRACTOR TO SUPPLY OWNER WITH IRRIGATION 'AS-BUILTS' ON MYLAR MYLAR (3 MIL) REPRODUCIBLE ACCEPTABLE TO OWNER AND LANDSCAPE ARCHITECT.
2. CONTRACTOR SHALL INSTALL REDUCED SIZED IRRIGATION 'AS-BUILTS' IN IRRIGATION CONTROLLER. 'AS-BUILTS' SHALL BE LAMINATED & PROPERLY SECURED IN CONTROLLER.
3. CONTRACTOR SHALL PROGRAM IRRIGATION CONTROLLER AS REQUIRED TO KEEP ALL PLANT MATERIAL IN A HEALTHY STATE.

LANDSCAPE MAINTENANCE SCHEDULE

A. IRRIGATION - ONCE A WEEK.

1. PERFORM A WALK-THROUGH FOR VISIBLE SIGNS OF PLANT STRESS.
2. HAVE SYSTEM RUNNING AND CHECK TO SEE THAT EMISSION DEVICES ARE FLOWING AND THERE ARE NO OBSTRUCTIONS.
3. LISTEN FOR RUNNING WATER WHICH COULD INDICATE A BREAK IN THE LINE.
4. ADJUST EMISSION DEVICE LOCATIONS AS NECESSARY TO ASSURE THAT WETTING PATTERNS ARE WITHIN THE PLANT ROOT ZONE.
5. CLEAN OR REPLACE EMISSION DEVICES, VALVES, COUPLERS, VALVE BOXES, CONTROL WIRES, ETC. AS REQUIRED.
6. REPAIR AND OR REPLACE ALL IRRIGATION EQUIPMENT WITH ORIGINALLY INSTALLED COMPONENTS.
7. INSPECT CONTROLLER FOR WATERING TIMES AND GENERAL WORKABILITY.

B. IRRIGATION - EVERY 1 TO 2 MONTHS.

1. FLUSH LINES AND LOOK FOR SIGNS OF DEBRIS / DIRT IN WATER. FLUSH UNTIL WATER RUNS CLEAR, SHOULD REQUIRE ONLY A FEW SECONDS.
2. EXAMINE AND CLEAN ALL FILTERS. REPLACE FILTER AS REQUIRED.
3. INSPECT VALVES FOR PROPER FLOW.

C. IRRIGATION - GENERAL.

1. IRRIGATION SCHEDULES SHOULD BE ADJUSTED SEASONALLY.
2. QUICKLY REPAIR ALL IRRIGATION SYSTEM DAMAGE AND RECORD REPAIRS.
3. WHEN IRRIGATION SYSTEMS ARE OUT OF ORDER, TEMPORARY OR ALTERNATIVE WATERING (HAND OR WATERING TRUCK) MAY BE REQUIRED.

D. LANDSCAPE - ONCE A WEEK.

1. REMOVE ALL WEEDS AS SOON AS POSSIBLE FROM PLANTERS, EXPANSION JOINTS, ETC.
2. VISUALLY INSPECT SHRUBS, TREES AND GROUND COVERS FOR PATTERN OF ABNORMALITY. REPLACE AS-NEEDED WITH LIKE MATERIAL.
3. REMOVE LITTER AND DEBRIS PROPERLY OFF-SITE.
4. VISUALLY INSPECT FOR PEST AND DISEASES AND TREAT AS REQUIRED.
5. ALL WALKWAYS, STREETS, DRIVEWAYS, PARKING AREAS, ETC. SHALL BE KEPT CLEAN AND CLEAR OF DEBRIS AND PLANT GROWTH.
6. MAINTAIN ALL PLANTS IN A MANNER THAT ELIMINATES HAZARDS SUCH AS VISIBILITY IMPAIRMENT OR RIGHT-OF-WAY OBSTRUCTION, PRESERVES OR ENHANCES THE HEALTH OF THE PLANT AND MAINTAINS A DESIRABLE APPEARANCE.
7. RAKE ALL PLANTERS.

E. LANDSCAPE SHRUBS - EVERY 3 TO 12 MONTHS

1. PRUNE WHEN SHRUBS GROW TOO TALL FOR THE PLANTER AREA, BLOCK VEHICULAR LINE OF SIGHT, BECOME RANGY OR WOODY, HAVE DEAD FLOWER STOCKS AND BLOCK OR HAMPER ACCESS TO SIDEWALKS OR CURB AREAS.
2. VISUALLY INSPECT VINES AND ESPALIER PLANTS TIED TO TRAINING DEVICES AND WHEN NECESSARY SHOULD BE PRUNED AND RE-TIED. WHEN REQUIRED.

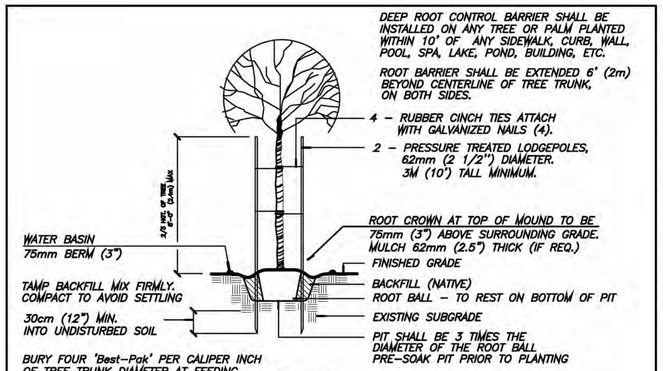
F. LANDSCAPE TREES / PALMS - EVERY 12 MONTHS.

1. TRIM OFF DEAD AND DAMAGED PALM FRONDS INCLUDING SEED AND FRUIT PODS. USUALLY AROUND JUNE, JULY AND AUGUST. DO NOT OVER-PRUNE PALM. FRONDS ARE TO BE REMOVED ONLY WHEN THEY DROP BELOW THE HORIZONTAL LINE.
2. PRUNE TREES IN ACCORDANCE WITH ESTABLISHED LOCAL AND NATIONAL STANDARDS ADOPTED FROM THE ' INTERNATIONAL SOCIETY OF ABORICULTURE ' AND THE ' NATIONAL ARBORIST'S ASSOCIATION '.
3. IF REQUIRED, PRUNE SHRUB GRASSES TO 12 INCHES HIGH. PRUNE AROUND JANUARY.

G. FERTILIZERS AND USAGE

1. SUPPLEMENTAL FERTILIZING MAY BE REQUIRED TO IMPROVE THE NUTRIENT LEVELS OF THE SOIL. SOIL ANALYSIS SHOULD BE CONDUCTED EVERY 12 TO 24 MONTHS. FERTILIZE EVERY 12 TO 24 MONTHS OR AS-REQUIRED.
2. RECORD ALL FERTILIZER APPLICATIONS AND THE LANDSCAPE MATERIAL THE FERTILIZER WAS APPLIED TO (TREES, SHRUBS, VINES, ETC.).
3. PRIOR TO AND IMMEDIATELY AFTER APPLICATION, THE SURFACE AREA MUST BE WELL WATERED, BUT DO NOT ALLOW THE AREA TO BECOME FLOODED.
4. FERTILIZERS CAN BE ORGANIC OR INORGANIC, DRY OR PELLETS.
5. AFTER APPLYING FERTILIZER, WASH DOWN ALL ADJACENT AREAS TO PREVENT FERTILIZERS FROM STAINING SURFACES.
6. FERTILIZER NEEDS, RATES, FORMULAS AND SCHEDULES VERY FROM PLANT TO PLANT, AND SEASON TO SEASON.
7. TREES, SHRUBS AND GROUND COVERS THAT REQUIRE SUPPLEMENTAL APPLICATIONS SHOULD BE SCHEDULED IN ACCORDANCE WITH THE ' NATIONAL ARBORIST ASSOCIATION STANDARD FOR FERTILIZING SHADE AND ORNAMENTAL TREES, THE NATIONAL ARBORIST ASSOCIATION STANDARDS, AND IN ACCORDANCE WITH THE RATE INDICATED BY THE MANUFACTURER.
8. FERTILIZING NATIVE OR DESERT TREES, SHRUBS, AND GROUND COVERS IS GENERALLY NOT RECOMMENDED.

H. TURF - NOT REQUIRED FOR THIS PROJECT.

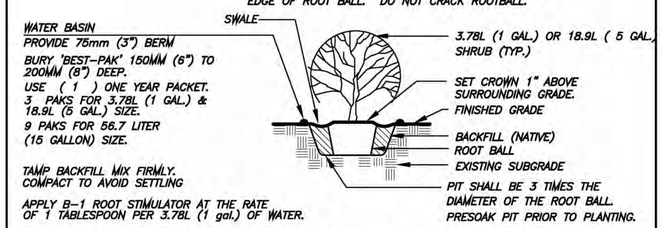


A SECTION–TREE PLANTING

(WHEN REQUIRED) NO SCALE

NOTE:

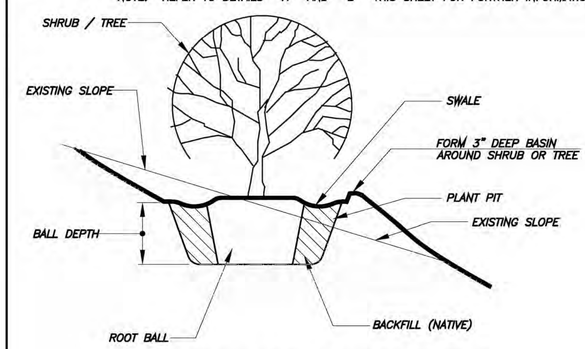
UNTANGLE MATTED ROOTS BY LOOSENING ALL ROOTS AT EDGE OF ROOT BALL. DO NOT CRACK ROOTBALL.



B SECTION–SHRUB PLANTING

NO SCALE

NOTE: REFER TO DETAILS " A " AND " B " THIS SHEET FOR FURTHER INFORMATION.



C SLOPE PLANTING DETAIL

NO SCALE

APPROVED BY:
HI–DESERT WATER DISTRICT

MARK BAN DATE
OPERATIONS MANAGER

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UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA
BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

NO.	BY	DATE	REVISIONS:

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LICENSED LANDSCAPE ARCHITECT RAYMOND C. LOPEZ No. 3474 Signature December 31, 2015 Renewal Date Date STATE OF CALIFORNIA

PREPARED UNDER THE SUPERVISION OF:
RAYMOND C. LOPEZ DATE
Lic. No. 3474 EXP. 12 / 31 / 15

DRAWN BY: GM DESIGNED BY: RC
CHECKED BY: CL

PREPARED BY:
RAY LOPEZ ASSOCIATES
LANDSCAPE ARCHITECTURE
56-960 JACKSON ST., VISTA SANTA ROSA, CA 92274
(T) 760 / 206-9696 E-mail: RLAscape@AOL.com

BASIS OF BEARING:
THE BASIS OF BEARING SHOWN HEREON IS N00°26'00"E 2645.13'

APPROVED BY TOWN:
TOWN OF YUCCA VALLEY CALIFORNIA
NAME DATE

TOWN OF YUCCA VALLEY

LANDSCAPE SPECIFICATIONS & DETAILS

SAGE ESTATES

SOUTHEAST CORNER OF GOLDEN BEE DRIVE AND SAGE DRIVE
A.P.N.'s: 585-071-16, 585-071-17, 585-071-25 & 585-071-26

DEVELOPER: MR. WILLIAM SHACK JR. - (760) 365-2994
COPPER HILLS HOMES, 56884 GOLDEN BEE DR., YUCCA VALLEY, CA 92284

PLOT DATE: Oct 21, 2014

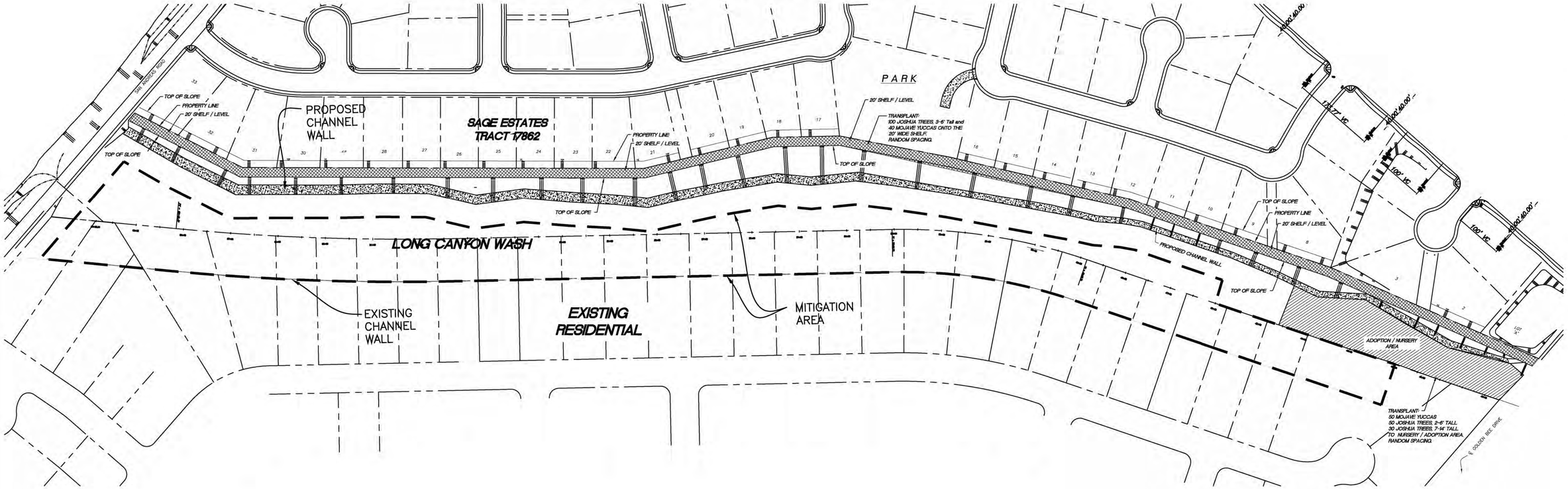
SHEET NUMBER
L - 12
OF 16 SHEETS
SCALE: REFER TO PLAN
JOB NUMBER 02192014-CHH-YV

RAY LOPEZ ASSOCIATES, LANDSCAPE ARCHITECTURE - (760) 206-9696

SAGE ESTATES HOMES - LANDSCAPE PACKAGE

NATIVE PLANT MANAGEMENT PLAN

RELOCATION NARRATIVE and PLAN



1. ALL TRANSPLANTING OF NATIVE PLANTS SHALL BE DONE UNDER THE SUPERVISION OF A PROFESSIONAL NATIVE PLANT SPECIALIST. SPECIALIST SHALL ASSIST WITH THE PROCESS REQUIRED TO PROPERLY TRANSPLANT SAID NATIVES TO THEIR FINAL LOCATIONS ON-SITE.

2. JOSHUA TREES - 859 SURVEYED ON-SITE. 526+/- TO BE RELOCATED OR ADOPTED.
   - A. 69 JOSHUA TREES SHALL BE DESTROYED PER SURVEY REPORT. JOSHUA TREES WERE EITHER DAMAGED, HAZARDOUS, DEAD OR TOO LARGE TO MOVE.
   - B. 241 JOSHUA TREES TO BE TRANSPLANTED IN THE COMMON AREAS. REFER TO LANDSCAPE PLANS. SIZES VARY FROM 3' TO 14' TALL.
   - C. 480 - 3' TO 6' TALL JOSHUA TREES.
     - i. 105 JOSHUA TREES SHALL BE TRANSPLANTED ON THE 105 RESIDENTIAL LOTS.
     - ii. 100 JOSHUA TREES SHALL BE TRANSPLANTED IN A RANDOM SPACING IN THE LONG CANYON CHANNEL WASH. REFER TO PLAN ABOVE FOR PLANTING AREA. LOCATION IS ON 20' WIDE SHELF LOCATED ABOVE PROPOSED CHANNEL WALL. RANDOM SPACE ALONG ENTIRE LENGTH OF CHANNEL WASH.
     - iii. 50 JOSHUA TREES SHALL BE TRANSPLANTED TO THE "ADOPTION AREA" LOCATED IN THE LONG CANYON CHANNEL WASH ADJACENT TO SAN ANDREAS ROAD. REFER TO PLAN. JOSHUA TREES SHALL BE ADOPTED OUT OR LEFT IN PLACE.
     - iv. DAMAGED, DEAD OR SICK JOSHUA TREES SHALL BE DESTROYED. FIELD VERIFY.
   - D. 69 - 7' TO 14' TALL JOSHUA TREES.
     - i. 30 JOSHUA TREES SHALL BE TRANSPLANTED TO THE "ADOPTION AREA" LOCATED IN THE LONG CANYON CHANNEL WASH ADJACENT TO GOLDEN BEE DRIVE. REFER TO PLAN. JOSHUA TREES SHALL BE ADOPTED OUT OR LEFT IN PLACE.
     - ii. DAMAGED, DEAD OR SICK JOSHUA TREES SHALL BE DESTROYED. FIELD VERIFY.
   - E. ADDITIONAL JOSHUA TREES MAY BE ADOPTED OUT TO HAWKS LANDING GOLF COURSE and BREHM PARK PER OWNER'S DIRECTIONS. NUMBER OF JOSHUA TREES TO BE DETERMINED.

2. MOJAVE YUCCA - 517 SURVEYED ON-SITE. 422+/- TO RELOCATED OR ADOPTED.
   - A. 210 MOJAVE YUCCAS SHALL BE TRANSPLANTED ON THE 105 RESIDENTIAL LOTS.
   - B. 40 MOJAVE YUCCAS SHALL BE TRANSPLANTED IN THE LONG CANYON CHANNEL WASH. REFER TO PLAN FOR PLANTING AREA. MIX TOGETHER WITH JOSHUA TREES. LOCATION IS ON 20' WIDE SHELF LOCATED ABOVE PROPOSED CHANNEL WALL. RANDOM SPACE ALONG ENTIRE LENGTH OF CHANNEL WASH.
   - C. 50 MOJAVE YUCCAS SHALL BE TRANSPLANTED TO THE "ADOPTION AREA" LOCATED IN THE LONG CANYON CHANNEL WASH ADJACENT TO GOLDEN BEE DRIVE. REFER TO PLAN. MOJAVE YUCCAS SHALL BE ADOPTED OUT OR LEFT IN PLACE.
   - D. DAMAGED, DEAD OR SICK MOJAVE YUCCAS SHALL BE DESTROYED. FIELD VERIFY.
   - E. 122 MOJAVE YUCCAS TO BE TRANSPLANTED IN THE COMMON AREAS. REFER TO LANDSCAPE PLANS. VARY SIZES FORM 18" TO 5' TALL.

3. CALIFORNIA JUNIPER - 14 SURVEYED ON-SITE.
   - A. SURVEY STATES: PROTECT-IN-PLACE OR DESTROY. UNABLE TO PROTECT-IN-PLACE IN SURVEYED LOCATIONS. ALL 14 JUNIPERS SHALL BE DESTROYED.

4. PARRY'S NOLINA - 16 SURVEYED ON-SITE.
   - A. ALL 16 NOLINA'S ARE LOCATED IN COMMON LOT 'E' AND ARE TO BE "PROTECTED IN PLACE".
   - B. TRANSPLANT NOLINA(S) ONLY IF PLANT IS WITHIN THE "CONSTRUCTION ZONE" AND COULD POSSIBLY BE DAMAGED OR DESTROYED DURING THE CONSTRUCTION PROCESS. FIELD VERIFY. RELOCATE IN LOT 'E'. NOLINAS DO NOT APPEAR TO BE IN CONSTRUCTION ZONE. FIELD VERIFY.

5. COTTONTOP BARREL - 2 SURVEYED ON-SITE.
   - A. BOTH COTTONTOP BARREL CACTUS ARE LOCATED IN LOT 'E' ADJACENT TO LOT #107.
   - B. TRANSPLANT COTTONTOP(S) ONLY IF PLANT IS WITHIN THE 'CONSTRUCTION AREA' AND COULD POSSIBLY BE DAMAGED. RELOCATE IN LOT 'E'.

6. HEDGEHOG CACTUS - 48 SURVEYED ON-SITE.
   - A. TRANSPLANT ALL HEDGEHOGS LOCATED IN "CONSTRUCTION ZONE" TO COMMON LOT 'E'.

7. BEAVERTAIL CACTUS - 42 SURVEYED ON-SITE.
   - A. TRANSPLANT ALL BEAVERTAIL CACTUS LOCATED IN "CONSTRUCTION ZONE" TO COMMON LOT 'E'.

8. CHOLLA CACTUS (numerous). PROTECT-IN-PLACE OR DESTROY.

9. THE AREA(S) OUTSIDE THE SCOPE-OF-WORK SHALL BE LEFT IN IT'S CURRENT CONDITION.

10. DESERT NATIVE PLANT SURVEY CONTENTS:
    - 859 JOSHUA TREE - YUCCA BREVIFOLIA
    - 517 MOJAVE YUCCA - YUCCA SCHIDIGERA
    - 14 CALIFORNIA JUNIPER - JUNIPERUS CALIFORNICA
    - 16 PARRY'S NOLINA - NOLINA PARRYI
    - 2 COTTENTOP BARREL - ECHINOCACTUS POLYCEPHALUS
    - 48 HEDGEHOG CACTUS - ECHINOCEREUS ENGELMANNII
    - 42 BEAVERTAIL CACTUS - OPUNTIA BASILARIS
    - NUMEROUS CHOLLA CACTUS - OPUNTIA ECHINOCARPA

11. IT IS PROPOSED THAT THE 63.4 ACRE +/- "GRADING DEVELOPMENT" WILL OCCUR IN ONE (1) PHASE.

12. GRADING FOR THE SITE WILL NECESSITATE THE RELOCATION OF SOME OF THE VIABLE NATIVE PLANTS TO A TEMPORARY NURSERY LOCATED IN THE "ADOPTION AREA" UNTIL GRADING IS COMPLETED. "ADOPTION AREA" IS LOCATED IN THE LONG CANYON CHANNEL ADJACENT TO SAN ANDREAS ROAD. REFER TO PLAN.

0 100' 200' 400'

GRAPHIC SCALE: 1" = 100'-0"

APPROVED BY:
HI-DESERT WATER DISTRICT

MARK BAN DATE
OPERATIONS MANAGER

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LICENSED LANDSCAPE ARCHITECT RAYMOND C. LOPEZ No. 3474 STATE OF CALIFORNIA
Signature
December 31, 2015
Renewal Date
Date

PREPARED UNDER THE SUPERVISION OF:
RAYMOND C. LOPEZ DATE
Lic. No. 3474 EXP. 12 / 31 / 15
DRAWN BY: GM DESIGNED BY: RC
CHECKED BY: CL

PREPARED BY:
RAY LOPEZ ASSOCIATES
LANDSCAPE ARCHITECTURE
56-960 JACKSON ST., VISTA SANTA ROSA, CA 92274
(T) 760 / 206-9696 E-mail: RLAscape@AOL.com
BASIS OF BEARING:
THE BASIS OF BEARING SHOWN HEREON IS N00°26'00"E 2645.13'

APPROVED BY TOWN:
TOWN OF YUCCA VALLEY, CALIFORNIA, INCORPORATED 1991
NAME DATE

TOWN OF YUCCA VALLEY
NATIVE PLANT MANAGEMENT PLAN
RELOCATION NARRATIVE and PLAN
SAGE ESTATES
SOUTHEAST CORNER OF GOLDEN BEE DRIVE AND SAGE DRIVE
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SAGE ESTATES HOMES - LANDSCAPE PACKAGE

NATIVE PLANT MANAGEMENT PLAN

TRANSPLANTING and MAINTENANCE NOTES

A. JOSHUA TREE - YUCCA BREVIFOLIA

1. JOSHUA TREES 6' TALL AND UNDER - BAREROOT TRANSPLANT

   MOISTEN GROUND AROUND BASE/CORM TWO (2) WEEKS PRIOR TO TRANSPLANTING. DIG A SMALL DITCH COMPLETELY AROUND CORM 8 to 10" AWAY. DITCH SIZE SHALL BE SHOVEL-DEEP + SHOVEL-WIDE. FILL DITCH WITH WATER EVERY 4 DAYS (3 WATERINGS TOTAL). AFTER SOAKING GROUND, DIG COMPLETELY AROUND CORM 12 to 18" AWAY TO EXPOSE ROOTBALL, BEING VERY CAREFUL AS TO NOT DAMAGE THE CORM THAT IS BELOW + ABOVE GRADE. CAREFULLY PRY + LIFT JT OUT OF THE GROUND. HAND MOVE BAREROOT JT BY CANVAS TARP, BLANKET STRIPS OR TOWEL. USE STURDY GLOVES AT ALL TIMES.

   USE A MINIMUM OF TWO (2) LANDSCAPERS TO TRANSPLANT JOSHUA TREES.

1. JOSHUA TREES 7' to 14' TALL - TREE SPADE TRANSPLANT

   MOISTEN GROUND AROUND BASE/CORM TWO (2) WEEKS PRIOR TO TRANSPLANTING. DIG A SMALL DITCH COMPLETELY AROUND CORM 8 to 10" AWAY. DITCH SIZE SHALL BE SHOVEL-DEEP + SHOVEL-WIDE. FILL DITCH WITH WATER EVERY 4 DAYS (3 WATERINGS TOTAL). AFTER SOAKING GROUND, USE TREE-SPADE TO TRANSPLANT JT BEING BEING VERY CAREFUL AS TO NOT DAMAGE THE CORM ABOVE AND BELOW GRADE. CAREFULLY LIFT JT OUT OF THE GROUND. USE TREE-SPADE TO REMOVE + INSTALL JOSHUA TREE.

   USE STURDY GLOVES AT ALL TIMES.

   GUY-WIRE JOSHUA TREES THAT ARE 7' AND TALLER WHEN REQUIRED. SEE DETAIL " A ", THIS SHEET.

2. PRUNE OFF ANY DAMAGED/INJURED ROOTS. CUT ROOTS TO 3/4" LENGTH. DUST ALL INJURIES, CUTS AND OTHER WOUNDS IMMEDIATELY WITH POWDERED SULFUR TO LESSEN THE CHANCE OF INFECTION AND TO HASTEN CALLUSING. MOISTEN INJURED AREA(S) WITH WATER IF INJURY IS OLD PRIOR TO APPLYING SULFUR.
3. AFTER REMOVAL, PLACE JT IN IMMEDIATELY IN THE NEW LOCATION.
4. DIG A HOLE IN THE NEW LOCATION, 2 TIMES AS WIDE AS THE DIAMETER OF THE ROOT BALL. DEPTH APPROXIMATELY THE SAME AS ROOT BALL.
5. FILL IN PLANT PIT WITH WATER AND ALLOW WATER TO COMPLETELY DRAIN BEFORE PLANTING.
6. PLACE JT IN PLANT PIT MAINTAINING THE SAME PLANTING DEPTH WITH WHICH IT WAS REMOVED. TAMP DOWN SOIL AROUND JOSHUA TREE. GUY-WIRE THE JOSHUA TREE WHEN REQUIRED.
7. PLANT IN WELL DRAINED SOIL.
8. ✱ WATERING - WATER JT AFTER PLANTING. ONLY WATER IN THE WARM MONTHS (MARCH thru OCTOBER) IN THE YEAR FOLLLOWING TRANSPLANTING. ONCE ESTABLISHED, JOSHUA TREES REQUIRE NO WATER EXCEPT IN EXTREME DROUGHT CONDITIONS.

   WATER ONCE A MONTH WHEN IN ADOPTION AREA/TEMPORARY NURSERY.

   ALWAYS ALLOW SOIL AROUND CORM TO DRY-OUT BETWEEN WATERINGS.

   DO NOT ALLOW WATER TO REST AGAINST THE CORM AT ANY TIME.
9. REMOVE ANY DEAD LEAVES.
10. NO FERTILIZER IS REQUIRED.
11. TRANSPLANT DURING WARM MONTHS RATHER THAN IN WINTER.
12. MAINTAIN SAME NORTH/SOUTH ORIENTATION WHEN TRANSPLANTING.
13. USE SAME TRANSPLANTING METHOD WHEN TRANSPLANTING TO THE TEMPORARY NURSERY AND OR FINAL LOCATION.
14. DESTROY ANY JOSHUA TREE 15' OR TALLER. ADOPT OUT IF POSSIBLE.

B. MOJAVE YUCCA - YUCCA SCHIDIGERA

1. TO REMOVE PLANT FROM IT'S ORIGINAL LOCATION, MOISTEN GROUND AROUND BASE OF PLANT PRIOR TO TRANSPLANTING. CUT THE SHALLOW ROOTS BY FORCING A SHARP SHOVEL BLADE-DEPTH INTO THE SOIL COMPLETELY AROUND THE PLANT ABOUT 6" TO 12" AWAY FROM THE BASE. THEN DIG UNDER AND CAREFULLY PRY AND LIFT THE PLANT OUT OF THE GROUND. USE CARE TO MINIMIZE INJURY TO THE PLANT. ALLOW ANY LOOSE SOIL TO FALL AWAY FROM THE ROOTS. HAND-MOVE PLANT BY CANVAS TARP, BLANKET STRIPS OR TOWEL. USE STURDY GLOVES AT ALL TIMES. REMOVE ANY DEAD LEAVES.
2. PRUNE OFF ANY DAMAGED/INJURED ROOTS. DUST ALL INJURIES, CUTS AND OTHER WOUNDS IMMEDIATELY WITH POWDERED SULFUR TO LESSEN THE CHANCE OF INFECTION AND TO HASTEN CALLUSING. MOISTEN INJURED AREA(S) WITH WATER IF INJURY IS OLD PRIOR TO APPLYING SULFUR.
3. AFTER REMOVAL, PLACE YUCCA IN A DRY + SHADY LOCATION TO DRY OUT THE ROOTS. LET YUCCA SIT AND DRY FOR ABOUT A WEEK. TWO (2) WEEKS AT THE MOST.
4. DIG A HOLE IN THE NEW LOCATION, 2 TIMES AS WIDE AS THE DIAMETER OF THE ROOT BALL. DEPTH APPROXIMATELY THE SAME AS ROOT BALL.
5. FILL IN PLANT PIT WITH WATER AND ALLOW WATER TO COMPLETELY DRAIN BEFORE PLANTING.
6. PLACE PLANT IN PIT LEVEL WITH FINISH GRADE AND TAMP DOWN SOIL AROUND YUCCA.
7. PLANT IN WELL DRAINED SOIL.
8. ✱ WATERING - WATER PLANT IMMEDIATELY AFTER PLANTING AND THEN CONTINUE TO WATER PLANT ONCE A MONTH FOR 1 YEAR. ONCE ESTABLISHED, MOJAVE YUCCAS REQUIRE NO WATER EXCEPT IN EXTREME DROUGHT CONDITIONS.

   IN ADOPTION AREA/TEMPORARY NURSERY, WATER ONCE A MONTH.
9. NO FERTILIZER IS REQUIRED.
10. TRANSPLANT DURING WARM MONTHS RATHER THAN IN WINTER.
11. MAINTAIN SAME NORTH/SOUTH ORIENTATION WHEN TRANSPLANTING.
12. USE SAME TRANSPLANTING METHOD WHEN TRANSPLANTING TO THE TEMPORARY NURSERY AND OR FINAL LOCATION.
13. REMOVE ANY DEAD LEAVES. PULL DEAD/GRAY LEAVES SIDEWAYS TO REMOVE. YELLOW/DEAD LEAVES CUT AT A 45° ANGLE.

C. COTTONTAIL BARREL CACTUS - ECHINOCACTUS POLYCEPHALUS

1. MAINTAIN SAME NORTH/SOUTH ORIENTATION WHEN TRANSPLANTING.
2. TO REMOVE COTTONTAIL FROM IT'S ORIGINAL LOCATION, FIRST CUT THE SHALLOW ROOTS BY FORCING A SHARP SHOVEL BLADE DEPTH INTO THE SOIL COMPLETELY AROUND + UNDER THE PLANT ABOUT 6" TO 12" AWAY FROM THE BASE. GENTLY LEVER THE CACTUS LOOSE. USE CARE TO MINIMIZE INJURY TO THE PLANT. ALLOW ANY LOOSE SOIL TO FALL AWAY FROM THE ROOTS. HAND-MOVE CACTI BY WITH BURLAP, CANVAS TARP, BLANKET STRIPS OR TOWEL. USE STURDY GLOVES AT ALL TIMES.
3. PRUNE OFF ANY DAMAGED ROOTS. THEN PRUNE BACK THE REMAINING LATERAL ROOT STUBS, LEAVING THEM 5 TO 10 INCHES LONG. DUST THESE CUTS AND OTHER WOUNDS IMMEDIATELY WITH POWDERED SULFER TO LESSEN THE CHANCE OF INFECTION AND TO HASTEN CALLUSING.
4. DIG A HOLE IN THE NEW LOCATION, 2 TIMES AS WIDE AS THE CACTI. IF YOU FOUND SHALLOW ROOTS, DID SHALLOW TRENCHES FOR THEM TO LIE IN. DEPTH SHOULD APPROXIMATELY BE SAME AS THE ROOT BALL.
5. FILL IN PLANT HOLE WITH WATER AND ALLOW WATER TO COMPLETELY DRAIN BEFORE PLANTING.
6. PLANT WITH THE CROWN FACING IT'S ORIGINAL DIRECTION AND TAMP DOWN SOIL.
7. PLANT IN WELL DRAINED SOIL.
8. ✱ WATERING - WATER LIGHTLY TWICE A MONTH FOR 12 WEEKS. THEN GRADUALLY LENGTHEN TIME BETWEEN WATERINGS FOR 1 YEAR. ONCE ESTABLISHED, BARREL CACTUS REQUIRE NO WATER EXCEPT IN EXTREME DROUGHT CONDITIONS.

   IN ADOPTION AREA/TEMPORARY NURSERY, WATER TWICE A MONTH.
9. NO FERTILIZER IS REQUIRED.
10. USE SAME TRANSPLANTING METHOD WHEN TRANSPLANTING TO THE TEMPORARY NURSERY AND OR FINAL LOCATION.

D. BEAVERTAIL CACTUS - OPUNTIA BASILARIS

1. TO REMOVE BEAVERTAIL FROM IT'S ORIGINAL LOCATION, FIRST CUT THE SHALLOW ROOTS BY FORCING A SHARP SHOVEL BLADE-DEPTH INTO THE SOIL COMPLETELY AROUND THE PLANT ABOUT 6" to 12" AWAY FROM THE BASE. THEN DIG UNDER AND CAREFULLY PRY AND LIFT THE PLANT OUT OF THE GROUND. USE CARE TO MINIMIZE INJURY TO THE PLANT. ALLOW ANY LOOSE SOIL TO FALL AWAY FROM THE ROOTS. HAND-MOVE CACTI WITH BLANET STRIPS, CANVAS TARP OR TOWEL. USE STURDY GLOVES AT ALL TIMES. REMOVE ANY DEAD OR DAMAGED PADS.
2. PRUNE OFF ANY DAMAGED ROOTS. THEN PRUNE BACK THE REMAINING LATERAL ROOT STUBS, LEAVING THEM 5 TO 10 INCHES LONG. DUST THESE CUTS AND OTHER WOUNDS IMMEDIATELY WITH POWDERED SULFER TO LESSEN THE CHANCE OF INFECTION AND TO HASTEN CALLUSING.
3. AFTER REMOVAL, PLACE BEAVERTAIL IN A DRY + SHADY LOCATION TO DRY OUT THE ROOTS. LET CACTUS SIT AND DRY FOR ABOUT A WEEK.
4. DIG A HOLE IN THE NEW LOCATION, 2 TIMES AS WIDE AS THE DIAMETER OF THE ROOT BALL. DEPTH APPROXIMATELY SAME AS ROOT BALL.
5. FILL IN PLANT HOLE WITH WATER AND ALLOW WATER TO COMPLETELY DRAIN BEFORE PLANTING.
5. PLANT WITH CACTI FACING IT'S ORGINAL DIRECTION AND TAMP DOWN SOIL AROUND PLANT.
6. PLANT IN WELL DRAINED SOIL.
7. ✱ WATERING - WATER ONCE A MONTH ONLY DURING THE FIRST SEASON OF PLANTING. BEAVERTAIL CAN SURVIVE WITH JUST 50 ml OF RAINFALL FOR THE ENTIRE YEAR. HENCE, REGULAR WATERING IS NOT NEEDED.

   IN ADOPTION AREA/TEMPORARY NURSERY, WATER ONCE A MONTH.
8. NO FERTILIZER IS REQUIRED.
9. USE SAME TRANSPLANTING METHOD WHEN TRANSPLANTING TO THE TEMPORARY NURSERY AND OR FINAL LOCATION.
10. REMOVE ANY DEAD PADS.

E. PARRY'S NOLINA - NOLINA PARRYI

1. TO REMOVE PLANT FROM IT'S ORIGINAL LOCATION, FIRST CUT THE SHALLOW ROOTS BY FORCING A SHARP SHOVEL BLADE-DEPTH INTO THE SOIL COMPLETELY AROUND THE PLANT ABOUT 6" TO 12" AWAY FROM THE BASE. THEN DIG UNDER AND CAREFULLY PRY AND LIFT THE PLANT OUT OF THE GROUND. USE CARE TO MINIMIZE INJURY TO THE PLANT. ALLOW ANY LOOSE SOIL TO FALL AWAY FROM THE ROOTS. HAND-MOVE PLANT BY CANVAS TARP, BLANKET STRIPS OR TOWEL. USE STURDY GLOVES AT ALL TIMES.
2. AFTER REMOVAL, DIG A HOLE IN THE NEW LOCATION, 2 TIMES AS WIDE AS THE DIAMETER OF THE ROOT BALL. DEPTH SAME AS ROOT BALL.
3. FILL IN PLANT PIT WITH WATER AND ALLOW WATER TO COMPLETELY DRAIN BEFORE PLANTING.
4. PLACE CACTI IN PLANT PIT LEVEL WITH FINISH GRADE AND TAMP DOWN SOIL AROUND CACTI.
5. PLANT IN WELL DRAINED SOIL.
6. ✱ WATERING - WATER NOLINA IMMEDIATELY AFTER PLANTING AND THEN CONTINUE TO LIGHTLY WATER PLANT ONCE A WEEK FOR 12 WEEKS. THEN CONTINUE TO LIGHTLY WATER NOLINA ONCE A MONTH FOR 18 MONTHS.

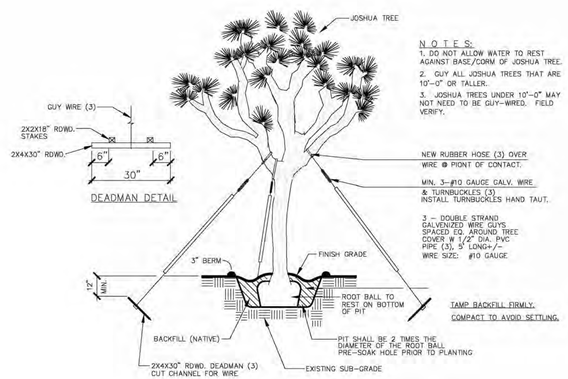
   IN ADOPTION AREA/TEMPORARY NURSERY, WATER TWICE A MONTH.
7. NO FERTILIZER IS REQUIRED.
8. TRANSPLANT DURING WARM MONTHS RATHER THAN IN WINTER.
9. MAINTAIN SAME NORTH/SOUTH ORIENTATION WHEN TRANSPLANTING.
10. USE SAME TRANSPLANTING METHOD WHEN TRANSPLANTING TO THE TEMPORARY NURSERY AND OR FINAL LOCATION.
11. REMOVE ANY DEAD LEAVES.

F. HEDGEHOG CACTUS - ECHINOCEREUS ENGELMANNII AND CHOLLA CACTUS - OPUNTIA ECHINOCARPA

1. TO REMOVE CACTI FROM IT'S ORIGINAL LOCATION, FIRST CUT THE SHALLOW ROOTS BY FORCING A SHARP SHOVEL BLADE-DEPTH INTO THE SOIL COMPLETELY AROUND THE PLANT ABOUT 6" TO 12" AWAY FROM THE BASE. THEN DIG UNDER AND CAREFULLY PRY AND LIFT THE PLANT OUT OF THE GROUND. USE CARE TO MINIMIZE INJURY TO THE PLANT. ALLOW ANY LOOSE SOIL TO FALL AWAY FROM THE ROOTS. HAND-MOVE CACTI BY CANVAS TARP, BLANKET STRIPS OR TOWEL. USE STURDY GLOVES AT ALL TIMES.
2. AFTER REMOVAL, PLACE CACTI IN A DRY + SHADY LOCATION TO DRY OUT THE ROOTS. LET CACTUS SIT AND DRY FOR ABOUT A WEEK. LETTING THE CACTUS REST ALLOWS ANY TEARS IN THE ROOTS TO HEAL, AND PREVENTS THE GROWHT OF BACTERIA AND FUNGUS.
3. DIG A HOLE IN THE NEW LOCATION, 2 TIMES AS WIDE AS THE DIAMETER OF THE ROOT BALL. DEPTH APPROXIMATELY SAME AS ROOT BALL.
4. FILL IN PLANT PIT WITH WATER AND ALLOW WATER TO COMPLETELY DRAIN BEFORE PLANTING.
5. PLACE CACTI IN PLANT PIT LEVEL WITH FINISH GRADE AND TAMP DOWN SOIL AROUND CACTI.
6. PLANT IN WELL DRAINED SOIL.
7. ✱ WATERING - WATER HEDGEHOG IMMEDIATELY AFTER PLANTING AND THEN CONTINUE TO LIGHTLY WATER CACTUS ONCE A MONTH FOR 18 MONTHS. WATER ONCE A MONTH IN ADOPTION AREA/TEMPORARY NURSERY.

   AND

   ✱ WATERING - WATER CHOLLA ONLY DURING THE FIRST SEASON OF PLANTING ONCE A MONTH. REGULAR WATERING NOT REQUIRED AFTER 1 YEAR. WATER ONCE A MONTH IN ADOPTION AREA/TEMPORARY NURSERY.
8. NO FERTILIZER IS REQUIRED.
9. TRANSPLANT DURING WARM MONTHS RATHER THAN IN WINTER.
10. MAINTAIN SAME NORTH/SOUTH ORIENTATION WHEN TRANSPLANTING.
11. USE SAME TRANSPLANTING METHOD WHEN TRANSPLANTING TO THE TEMPORARY NURSERY AND OR FINAL LOCATION.



(A) JOSHUA TREE GUY-WIRE DETAIL

FOR JOSHUA TREES 7' TO 14' TALL ONLY — NO SCALE

APPROVED BY:
HI-DESERT WATER DISTRICT

MARK BAN — DATE
OPERATIONS MANAGER

DIGALERT
CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING
IT'S THE LAW ! DIAL BEFORE YOU DIG !
1-800-227-2600
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA
BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

NO.	BY	DATE	REVISIONS:

CAUTION: The Landscape Architect preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing & must be approved by the preparer of these plans.

LICENSED LANDSCAPE ARCHITECT — RAYMOND C. LOPEZ No. 3474 — Signature — December 31, 2015 Renewal Date — Date — STATE OF CALIFORNIA

PREPARED UNDER THE SUPERVISION OF:
RAYMOND C. LOPEZ — DATE
Llc. No. 3474 — EXP. 12 / 31 / 15
DRAWN BY: GM — DESIGNED BY: RC
CHECKED BY: CL

PREPARED BY:
RAY LOPEZ ASSOCIATES
LANDSCAPE ARCHITECTURE
56-960 JACKSON ST., VISTA SANTA ROSA, CA 92274
(T) 760 / 206-9696 E-mail: RLAscape@AOL.com

BASIS OF BEARING:
THE BASIS OF BEARING SHOWN HEREON IS N00°26'00"E 2645.13'

APPROVED BY TOWN:
TOWN OF YUCCA VALLEY, CALIFORNIA — "ONE NOW AS THEN"
NAME — DATE

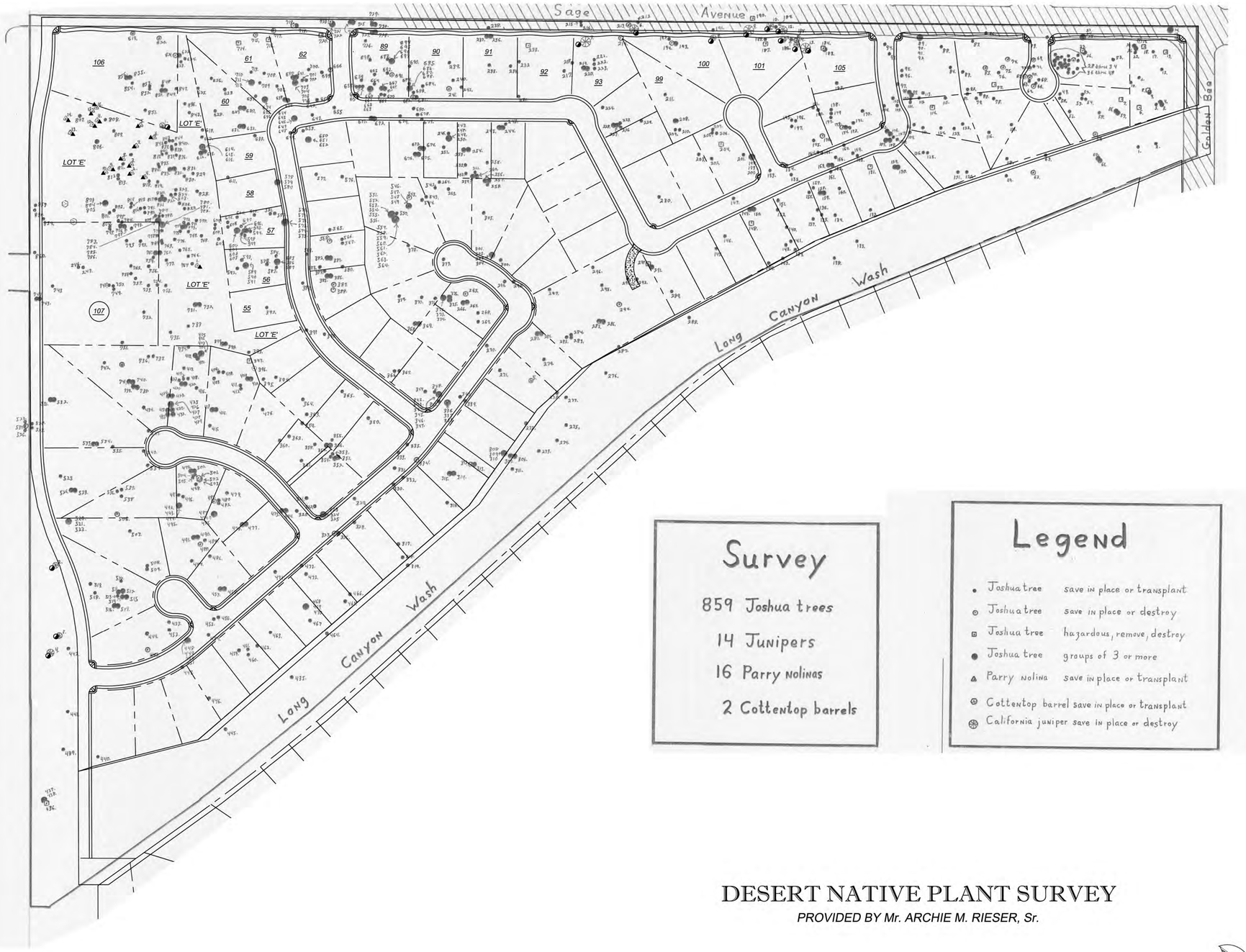
TOWN OF YUCCA VALLEY

NATIVE PLANT MANAGEMENT PLAN
TRANSPLANTING NOTES and MAINTENANCE
SAGE ESTATES
SOUTHEAST CORNER OF GOLDEN BEE DRIVE AND SAGE DRIVE
A.P.N.'s: 585-071-16, 585-071-17, 585-071-25 & 585-071-26

DEVELOPER: MR. WILLIAM SHACK JR. - (760) 365-2994
COPPER HILLS HOMES, 56884 GOLDEN BEE DR., YUCCA VALLEY, CA 92284
PLOT DATE: Oct 21, 2014

SHEET NUMBER L - 14
OF 16 SHEETS
SCALE: REFER TO PLAN
JOB NUMBER 02192014-CHH-YV

RAY LOPEZ ASSOCIATES, LANDSCAPE ARCHITECTURE - (760) 206-9696
SAGE ESTATES HOMES - LANDSCAPE PACKAGE



Survey

859 Joshua trees

14 Junipers

16 Parry nolinas

2 Cottentop barrels

Legend

- Joshua tree — save in place or transplant
- Joshua tree — save in place or destroy
- Joshua tree — hazardous, remove, destroy
- Joshua tree — groups of 3 or more
- Parry nolina — save in place or transplant
- Cottentop barrel — save in place or transplant
- California juniper — save in place or destroy

Prepared for:
Copper Hills Homes LLC
56889 Golden Bee
Yucca Valley CA. 92284
Phone (760) 365-0649

Prepared: March 2009
By: Archie M. Rieser Sr.
62274 Canterbury St.
Joshua Tree CA. 92252
Phone/Fax (760) 366-3165

DESERT NATIVE PLANT SURVEY

PROVIDED BY Mr. ARCHIE M. RIESER, Sr.

NO SCALE

APPROVED BY:
HI-DESERT WATER DISTRICT

MARK BAN — DATE
OPERATIONS MANAGER

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APPROVED BY TOWN:
TOWN OF YUCCA VALLEY, CALIFORNIA — INC. NOV. 25 1991
NAME — DATE

TOWN OF YUCCA VALLEY

DESERT NATIVE PLANT SURVEY
PROVIDED BY Mr. ARCHIE M. RIESER, Sr.
SAGE ESTATES
SOUTHEAST CORNER OF GOLDEN BEE DRIVE AND SAGE DRIVE
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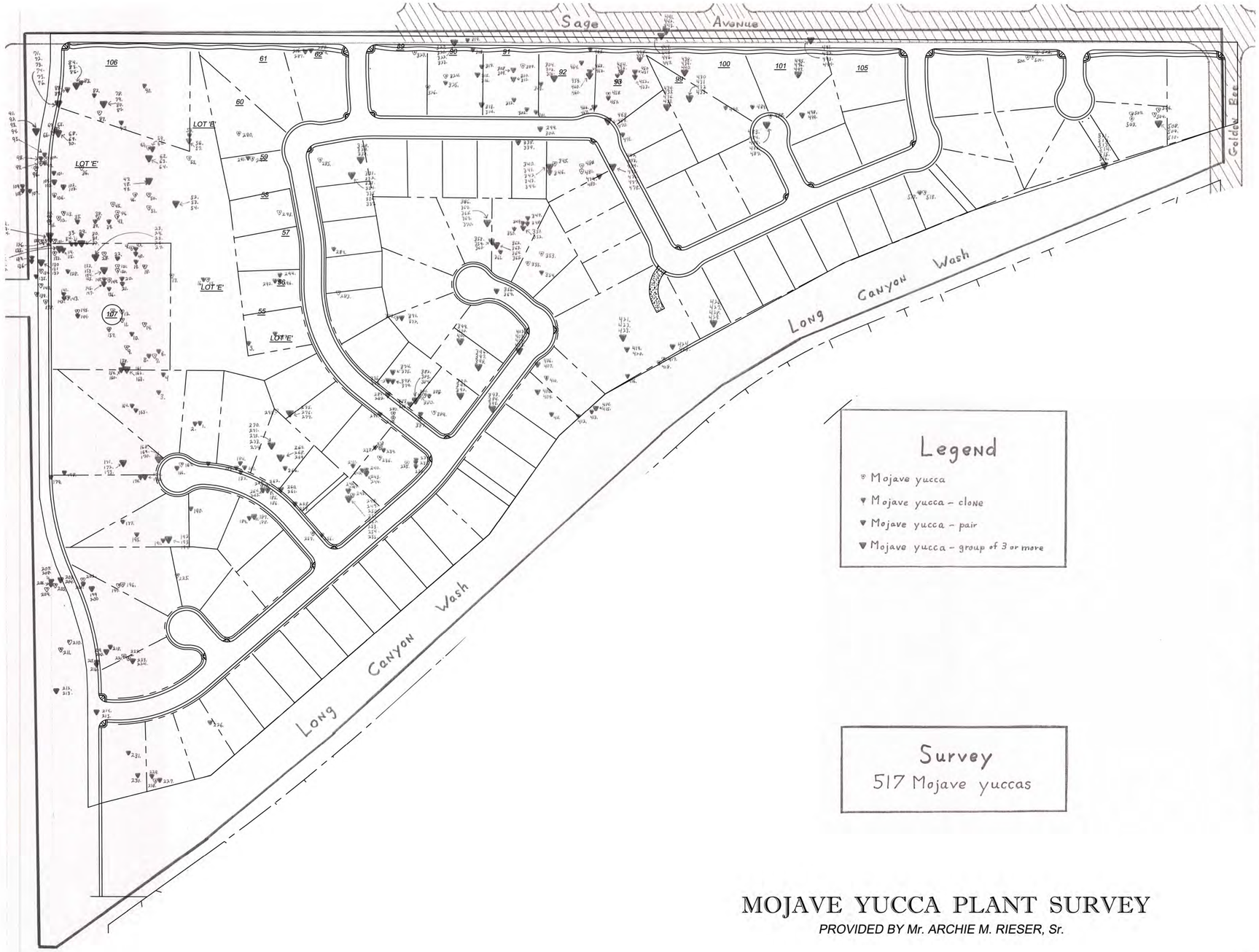

Legend

- Mojave yucca
- Mojave yucca – clone
- Mojave yucca – pair
- Mojave yucca – group of 3 or more

Prepared for:
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56889 Golden Bee
Yucca Valley CA. 92284
Phone (760) 365-0649

Prepared: March 2009
By: Archie M. Rieser Sr.
62274 Canterbury St.
Joshua Tree CA. 92252
Phone/Fax (760) 366-3165

Survey

517 Mojave yuccas

MOJAVE YUCCA PLANT SURVEY

PROVIDED BY Mr. ARCHIE M. RIESER, Sr.

NO SCALE

APPROVED BY:
HI–DESERT WATER DISTRICT

MARK BAN DATE
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