

PRELIMINARY SITE PLANS

SAN GABRIEL PROJECT

ATTACHMENT "D"

PROPERTY OWNER
Rosebowl Project LLC

PROJECT ENGINEER:
TRC SOLUTIONS, INC.
STEPHEN V. HUVANE, P.E.
T: 916-366-0632
SHUVANE@TRCCOMPANIES.COM

APPLICANTS:
SAN GABRIEL PROJECT I LLC
SAN GABRIEL PROJECT II LLC
SAN GABRIEL PROJECT III LLC
SAN GABRIEL PROJECT IV LLC
SAM HOLING
11801 DOMAIN BLVD, SUITE 450
AUSTIN, TX 78758
T: 925-998-7510
SHOLING@AYPA.COM

LIVE OAK LANE
IRWINDALE, CA 91706

AYPA POWER DEVELOPMENT LLC
11801 DOMAIN BLVD, SUITE 450
AUSTIN, TX 78758

TRC SOLUTIONS, INC.
6 EXECUTIVE CIRCLE, SUITE 200
IRVINE, CA 92614

PREPARED FOR:

PREPARED BY:

DATE: OCTOBER 2025

PROPERTY LEGAL DESCRIPTION

PROPOSED LOT 2, AS SHOWN ON LOT LINE ADJUSTMENT OR PARCEL MERGER NO. LLA NO. 01-2022, AS EVIDENCED BY DOCUMENT RECORDED MAY 1, 2023 AS INSTRUMENT NO. 2023-0279463 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE REMAINDER PARCEL OF PARCEL MAP NO. 17598, IN THE CITY OF IRWINDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, FILED IN BOOK 186, PAGES 79 THROUGH 82 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE RECORDER FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF SAID REMAINDER PARCEL (ALSO THE NORTHEASTERLY RIGHT OF WAY LINE OF LIVE OAK AVENUE, 50.00 FOOT NORTHEASTERLY HALF-WIDTH AT THIS POINT), SOUTH 66°45'07" EAST, 102.96 FEET THEREON FROM THAT CERTAIN WESTERLY CORNER OF SAID REMAINDER PARCEL AT THE INTERSECTION OF THE WESTERLY LINE OF SAID REMAINDER PARCEL WITH SAID NORTHEASTERLY RIGHT OF WAY LINE; THENCE LEAVING SAID NORTHEASTERLY RIGHT OF WAY LINE OF LIVE OAK AVENUE, NORTH 16°48'16" EAST, 966.45 FEET; THENCE SOUTH 45°34'00" EAST, 1201.44 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1370.00 FEET, A RADIAL LINE THROUGH THE BEGINNING OF SAID CURVE BEARING SOUTH 44°47'53" EAST;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°53'53" AN ARC DISTANCE OF 212.76 FEET; THENCE TANGENT TO SAID CURVE, SOUTH 54°06'00" WEST, 53.27 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1370.00 FEET THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°02'28" AN ARC DISTANCE OF 168.36 FEET TO THE BEGINNING COMPOUND CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 50.00 FEET, A RADIAL LINE THROUGH THE BEGINNING OF SAID 50.00 FOOT RADIUS CURVE BEARING SOUTH 28°51'32" EAST;

THENCE WESTERLY ALONG SAID 50.00 FOOT RADIUS CURVE, THROUGH A CENTRAL ANGLE OF 20°38'55" AN ARC DISTANCE OF 18.02 FEET; THENCE TANGENT TO SAID CURVE, SOUTH 81°47'23" WEST, 122.07 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 58°32'30" AN ARC DISTANCE OF 51.09 FEET; THENCE TANGENT TO SAID CURVE, SOUTH 23°14'53" WEST, 2.88 FEET TO A LINE PARALLEL WITH AND 30.00 FEET NORTHEASTERLY OF SAID NORTHEASTERLY RIGHT OF WAY LINE OF LIVE OAK AVENUE;

THENCE ALONG SAID PARALLEL LINE, NORTH 66°45'07" WEST, 80.00 FEET; THENCE SOUTH 23°14'53" WEST, 30.00 FEET TO SAID NORTHEASTERLY RIGHT OF WAY LINE OF LIVE OAK AVENUE; THENCE ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, NORTH 66°45'07" WEST, 573.56 FEET TO THE TRUE POINT OF BEGINNING.

PROJECT DESCRIPTION

THESE PRELIMINARY SITE PLANS ARE FOR THE PROPOSED DEVELOPMENT OF A BATTERY ENERGY STORAGE SYSTEM (BESS) ON AN APPROXIMATELY 15.94 ACRE SITE BOUNDED TO THE SOUTH BY LIVE OAK AVENUE AND TO THE EAST BY LIVE OAK LANE. THE PROJECT WILL USE LITHIUM-ION BATTERIES HOUSED IN PURPOSE-BUILT ENCLOSURES TO RECEIVE AND STORE ELECTRIC ENERGY FROM THE GRID AND RELEASE IT TO THE GRID WHEN NEEDED. INVERTERS AND TRANSFORMERS AND AN ONSITE SUBSTATION WILL BE INCLUDED TO CONVERT BETWEEN THE LOW-VOLTAGE DIRECT CURRENT OF BATTERY OPERATION AND THE 220 KV REGIONAL TRANSMISSION SYSTEM. A 220 KV ELECTRIC TIE-LINE WILL BE CONSTRUCTED ACROSS LIVE OAK AVENUE TO CONNECT THE BESS ONSITE SUBSTATION TO THE EXISTING SOUTHERN CALIFORNIA EDISON RIO HONDO SUBSTATION. THE BESS WILL BE AVAILABLE FOR OPERATION 24 HOURS PER DAY AND SEVEN DAYS PER WEEK TO RECEIVE, STORE, OR DISCHARGE ELECTRIC ENERGY INCLUDING POWER FROM INTERMITTENT RENEWABLE ENERGY SOURCES SUCH AS SOLAR AND WIND GENERATION. MAJOR SITE CIVIL FEATURES INCLUDE FINISH GRADING TO ACHIEVE A GENTLE SLOPE FOR DRAINAGE, ACCESS ROADS, FENCING, STORMWATER DRAINAGE FEATURES, A 10' HIGH PERIMETER WALL, AND LANDSCAPING. THE PROJECT WILL BE DESIGNED FOR REMOTE MONITORING AND OPERATION. THE PROJECT WILL OCCUR ON A PORTION OF AN INERT WASTE LANDFILL THAT WAS BROUGHT UP TO EXISTING GRADE AS PART OF THE FINAL LANDFILL CLOSURE UNDER EXISTING PERMITS.

SITE STATISTICS

ASSESSOR'S PARCEL NUMBER:	8532-002-046
CURRENT USE:	INERT WASTE LANDFILL
CURRENT/PROPOSED ZONING:	SPECIFIC PLAN/SPECIFIC PLAN
SITE AREA(GROSS ACREAGE):	15.94 AC
NET ACREAGE:	13.04 AC
LOT COVERAGE:	24.79%
EXISTING IMPERVIOUS AREA:	0 AC
PROPOSED IMPERVIOUS AREA:	7.02 AC (44.04%)
NUMBER OF BUILDINGS:	1
TOTAL FLOOR AREA:	1200 SF
PROPOSED LANDSCAPED AREA:	10.09%
REQUIRED PARKING SPACES:	4
PROPOSED PARKING SPACES:	4

EARTHWORK QUANTITIES

CUT:	7,770 CY
FILL:	5,188 CY
NET (CUT):	2,583 CY (TO BE BALANCED IN FINAL DESIGN)

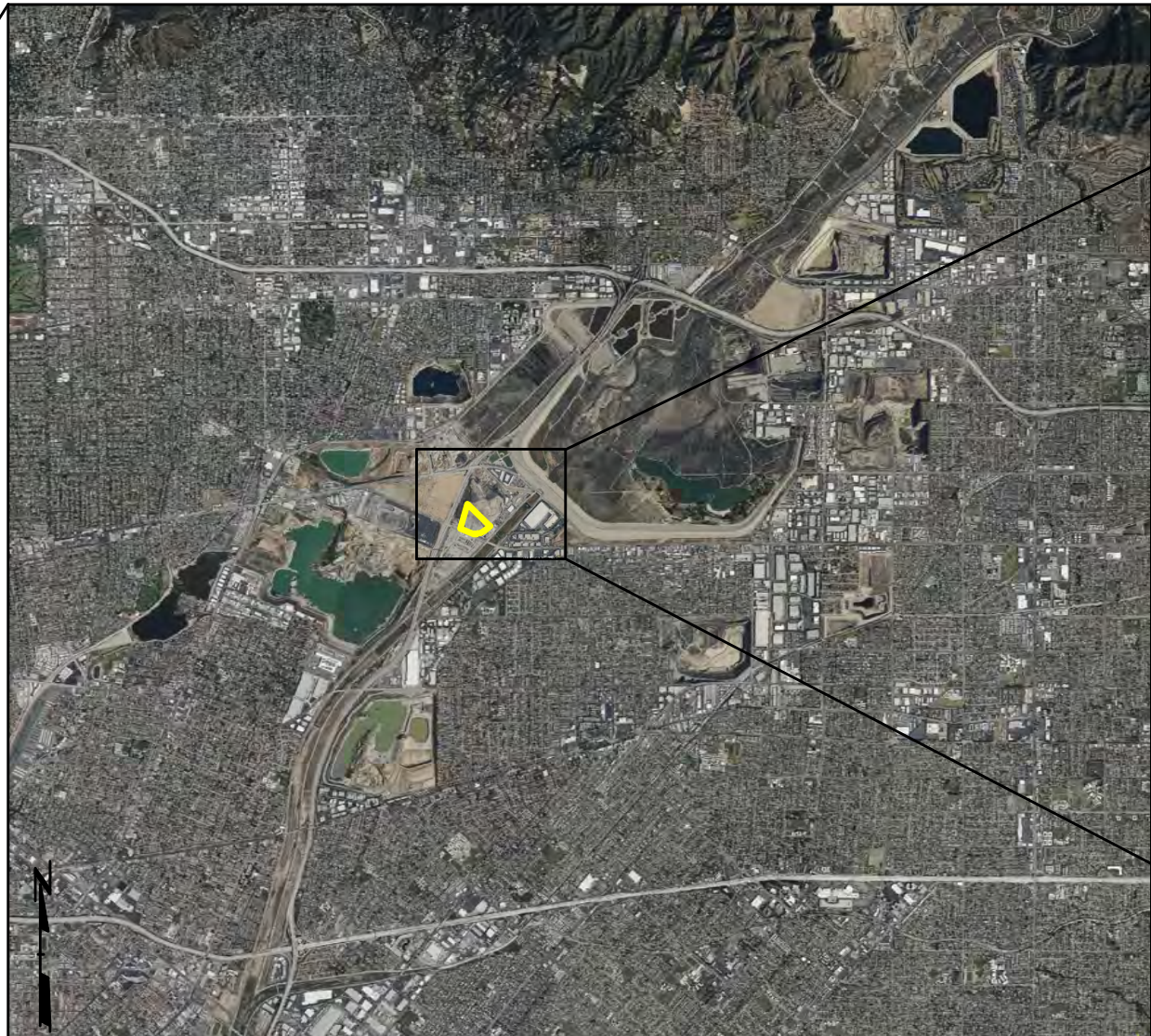
UTILITY SERVICES

WATER:	VALLEY COUNTY WATER DISTRICT
CABLE:	CHARTER COMMUNICATIONS
	FRONTIER COMMUNICATIONS
ELECTRICITY:	SOUTHERN CALIFORNIA EDISON COMPANY



LOS ANGELES COUNTY, CALIFORNIA

NTS



VICINITY MAP

NTS



SITE LOCATOR

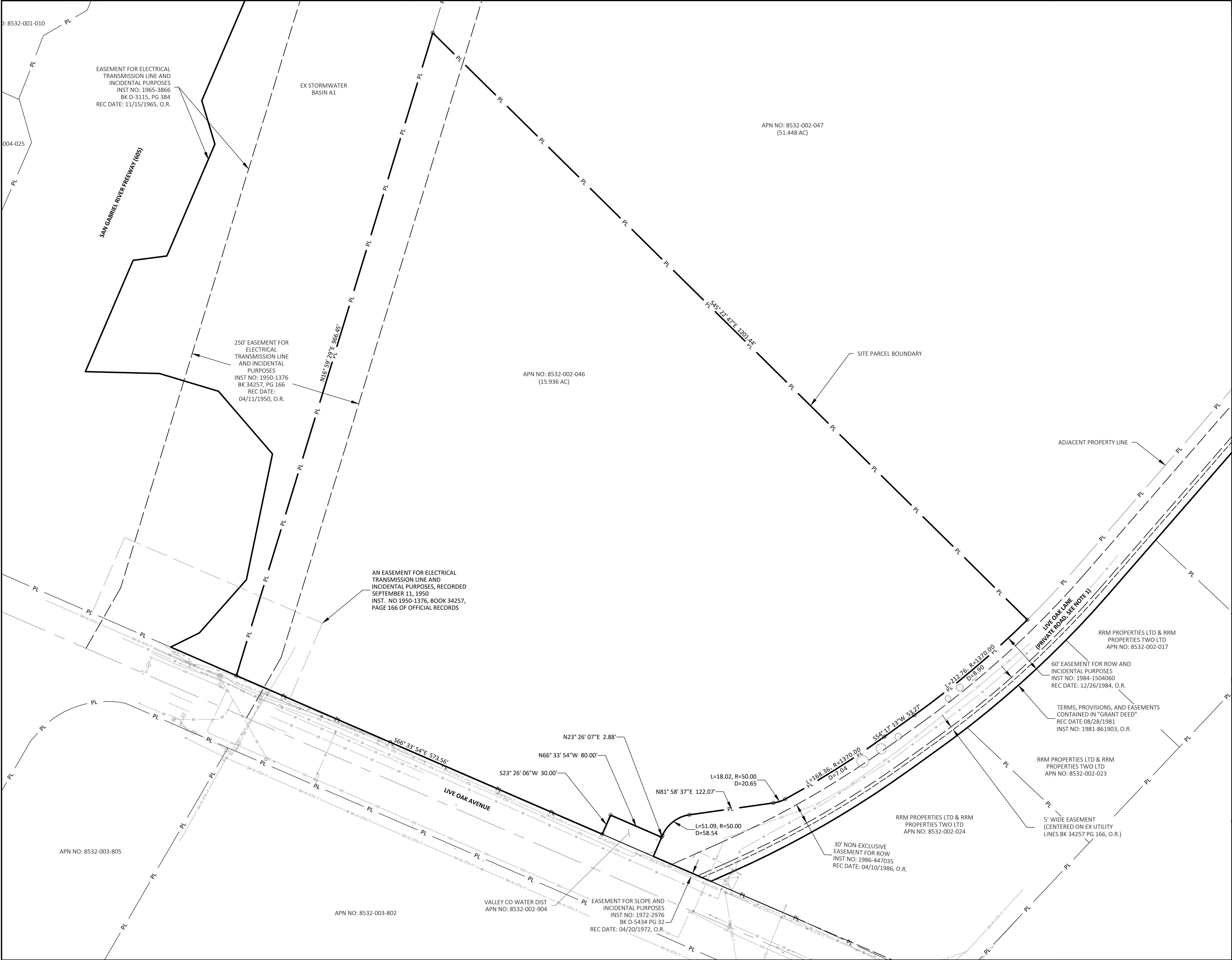
NTS

SHEET INDEX	
Sheet Number	SHEET TITLE
C-1.0	COVER SHEET
C-2.1	EXISTING PARCEL BOUNDARIES & EASEMENTS
C-2.2	EXISTING TOPOGRAPHY, DRAINAGE & FLOODING
C-3.1	PROPOSED SITE PLAN
C-3.2	ELECTRICAL STAGING PLAN
C-3.3	TRUCK TURNING PLAN
C-4.1	GRADING AND DRAINAGE PLAN
C-5.1	CROSS SECTIONS
C-6.1	PROJECT DETAILS
C-7.1	STANDARD DETAILS
A-1.1	BUILDING FLOOR PLAN
A-1.2	BUILDING EXTERIOR ELEVATIONS
A-1.3	BUILDING EXTERIOR COLORS
L-1.0	OVERALL LANDSCAPE PLAN
L-2.0	LANDSCAPE DETAILS

RECEIVED NOVEMBER 12, 2025

SEAL				
PERMIT PLAN SET NOT FOR CONSTRUCTION				
NO.	BY	DATE	REVISION	APP'D.
PROJECT: SAN GABRIEL PROJECT 11801 DOMAIN BLVD, SUITE 450 AUSTIN, TX 78758				
TITLE: COVER SHEET				
DRAWN BY:		ST	PROJECT NUMBER: 539464	
CHECKED BY:		DG	C-1.0	
APPROVED BY:		SH		
DATE:		10/13/25		
		6 Executive Circle Suite 200 Irvine, CA 92614 Phone: 949.727.9336		

IN: WORK IN PROGRESS SOLAR SITES/VMPA POWER/GABRIEL/CAO/SITE PLANS/447883 - EXISTING CONDITIONS.DWG



NORTH

GRAPHIC SCALE

LEGEND	
SITE PARCEL BOUNDARY	PL
ADJACENT PROPERTY LINE	PL
SPECIFIC PLAN BOUNDARY	PL
EXISTING WATERLINE	W
EASEMENT LINE	W

SEAL

**PERMIT PLAN SET
NOT FOR
CONSTRUCTION**

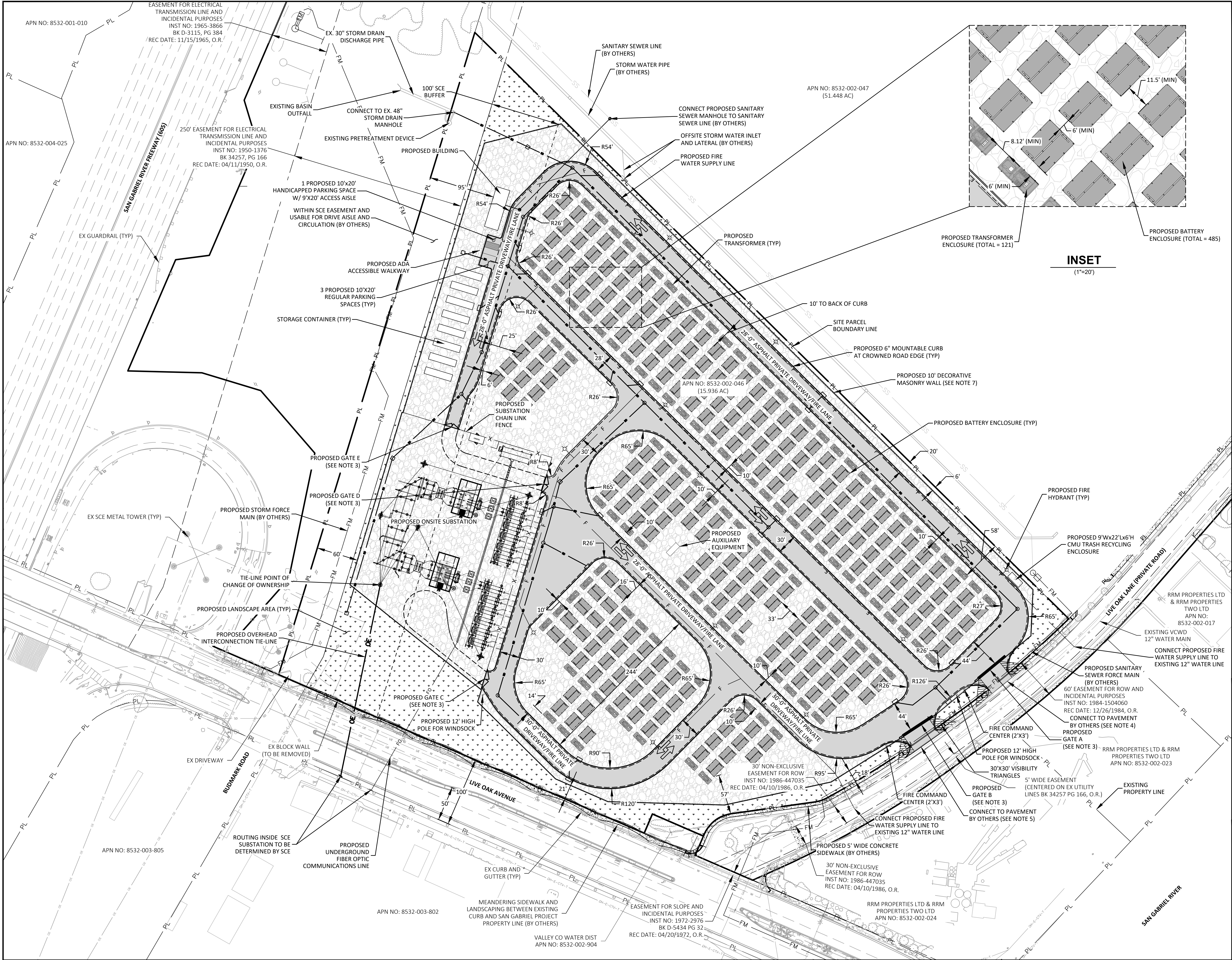
PROFESSIONAL ENGINEER:

DATE:

NO.	BY	DATE	REVISION		APP'D.
PROJECT: SAN GABRIEL PROJECT 11801 DOMAIN BLVD, SUITE 450 AUSTIN, TX 78758					
TITLE: EXISTING PARCEL BOUNDARIES & EASEMENTS					
DRAWN BY:		ST	PROJECT NUMBER:		539464
CHECKED BY:		DG	C-2.1		
APPROVED BY:		SH			
DATE:		10/13/25			

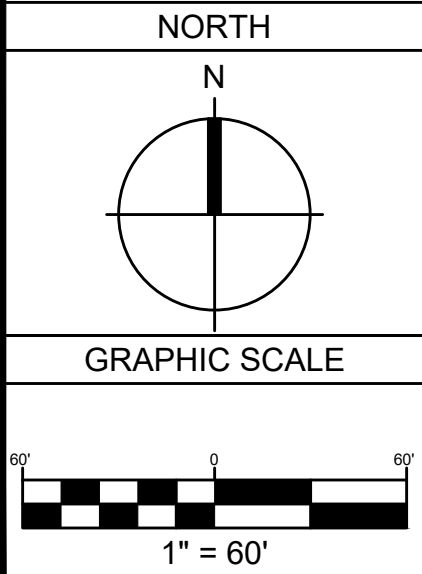


6 Executive Circle
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Phone: 949.727.9336



- NOTES:
1. LOT COVERAGE: 24.79%
 2. LANDSCAPE COVERAGE: 10.09%
 3. ALL PROPOSED VEHICULAR ACCESS AND PERSONNEL GATES SHALL BE PROVIDED WITH A FIRE DEPARTMENT APPROVED LOCKING DEVICE. GATES A AND B ARE SLIDING GATES. GATES C THROUGH E ARE SWING GATES.
 4. LIVE OAK LANE TO BE BUILT TO THE SPECIFIC PLAN DESIGN BY OTHERS.
 5. FIRE ALARM DESIGN TO BE DETERMINED DURING THE SUBSEQUENT SUBMITTAL-AND-REVIEW PHASE BY THE LACOFD FIRE-ALARM PLAN-REVIEW UNIT.
 6. CAMERAS SHALL BE PLACED TO ENSURE VISIBILITY OF ALL MAJOR EQUIPMENT. SAID CAMERAS WILL BE INCLUDED AS PART OF THE DETAILED SECURITY DESIGN.
 7. PERIMETER WALL TO BE RATED TO WITHSTAND A POTENTIAL BLAST IN ACCORDANCE WITH L.A. COUNTY FIRE DEPARTMENT REQUIREMENTS. ALL RADII POINT TO BACK OF CURB UNLESS OTHERWISE SPECIFIED.
 8. FINAL SIGNAGE (NUMBER, PLACEMENT, MATERIAL, REFLECTIVITY, VERBIAGE, FONT TYPE, SIGN TYPE, SIGN SIZE AND FONT SIZE, AND MEANS OF MOUNTING) WILL BE SUBJECT TO FIRE INSPECTOR APPROVAL.
 9. WINDSOCK (TYPE, NUMBER, LOCATIONS, MATERIAL, SIZE, AND MOUNTING) WILL BE SUBJECT TO FIRE INSPECTOR APPROVAL.
 10. THE MINIMUM DISTANCE BETWEEN ANY BATTERY CONTAINER AND THE PROPERTY LINE IN THIS PRELIMINARY DESIGN IS 57'. THE FINAL DESIGN AND AS-BUILD CONFIGURATION SHALL INCLUDE A MINIMUM SEPARATION OF NO LESS THEN 50' BETWEEN ANY BATTERY AND THE PROPERTY LINE.

LEGEND	
SITE PARCEL BOUNDARY	PL
ADJACENT PARCEL LINE	PL
SPECIFIC PLAN BOUNDARY	PL
EXISTING WATERLINE	W
EXISTING UNDERGROUND ELECTRIC LINE	UE
EXISTING GAS LINE	SG
EXISTING STORM LINE	SD
EXISTING OVERHEAD ELECTRIC LINE	OH-E
EXISTING CABLE TELEVISION LINE	CTV
EXISTING ROAD CENTERLINE	CR
EXISTING MAJOR CONTOURS	405
EXISTING MINOR CONTOURS	404
DIRT ROAD	DR
TRAFFIC SIGN	TS
UTILITY POLE	UP
STREET LIGHT	SL
GUARDRAIL	GR
CHAIN LINK FENCE	CLF
EXISTING TREE	ET
EXISTING TREELINE	ETL
SURFACE WATER FLOW	SWF
LANDSCAPING	LC
PROPOSED OVERHEAD ELECTRIC LINE	OE
PROPOSED FIBER OPTIC LINE	FO
BLAST RATED MASONRY WALL	BMW
PROPOSED STORM DRAIN LINE	SDR
PROPOSED SUBSTATION FENCE	SF
PROPOSED FIRE WATER SUPPLY LINE	FWS
PROPOSED FIRE HYDRANT	FH
PROPOSED FORCE MAIN (BY OTHERS)	FM
PROPOSED SANITARY SEWER	SS
PROPOSED SANITARY SEWER MANHOLE	SM
INTERNAL VEHICLE TRAFFIC (NO PUBLIC ACCESS)	IVT



**PERMIT PLAN SET
NOT FOR
CONSTRUCTION**

PROFESSIONAL ENGINEER:

DATE:

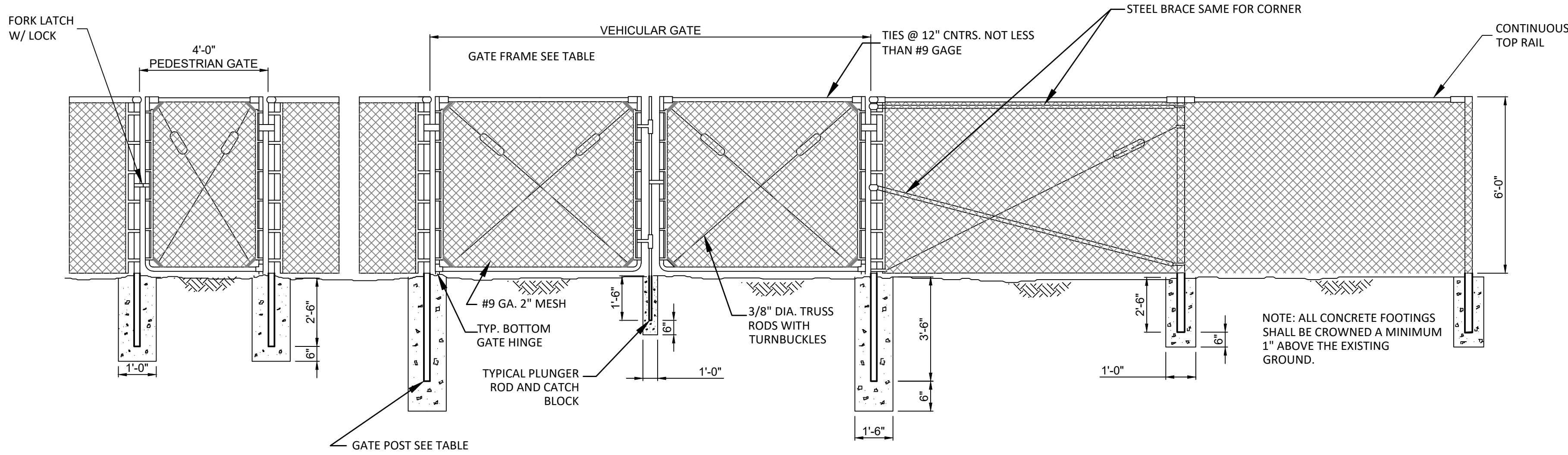
NO.	BY	DATE	REVISION	APPD.
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PROJECT: **SAN GABRIEL PROJECT**
11801 DOMAIN BLVD, SUITE 450
AUSTIN, TX 78758

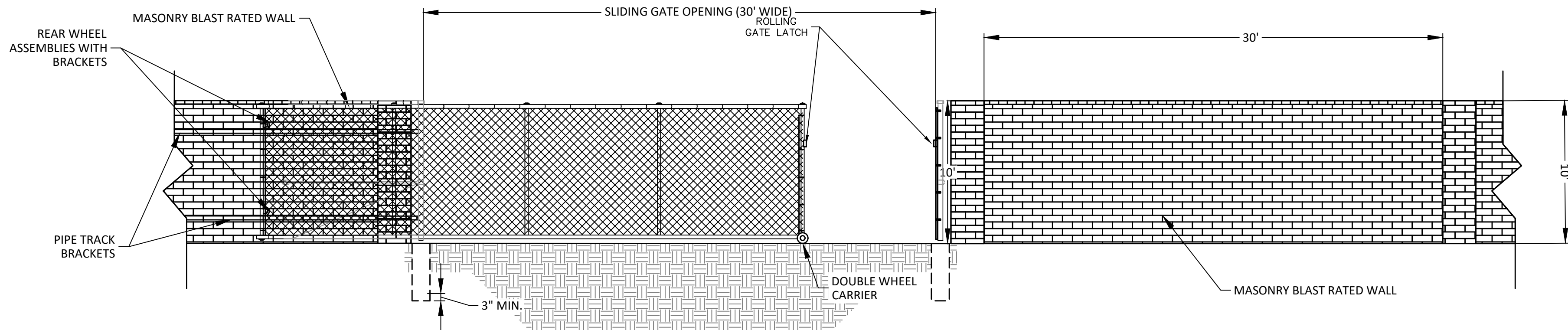
TITLE: **PROPOSED SITE PLAN**

DRAWN BY:	ST	PROJECT NUMBER:	539464
CHECKED BY:	DG		
APPROVED BY:	SH		
DATE:	10/13/25		

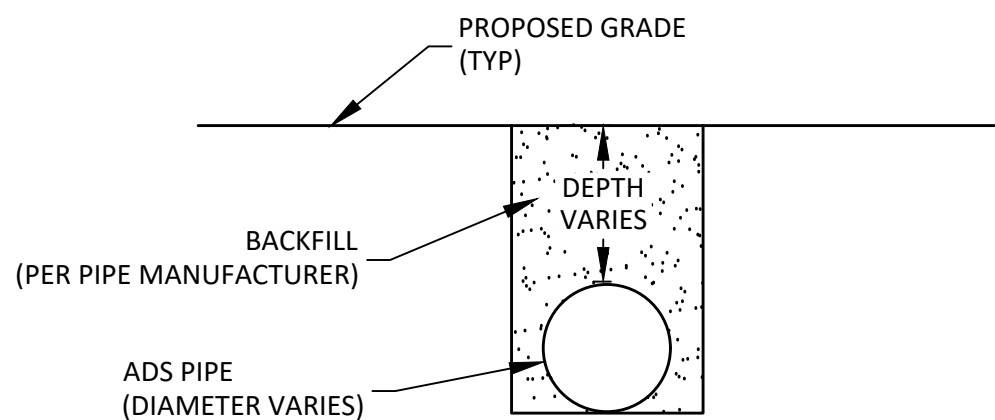




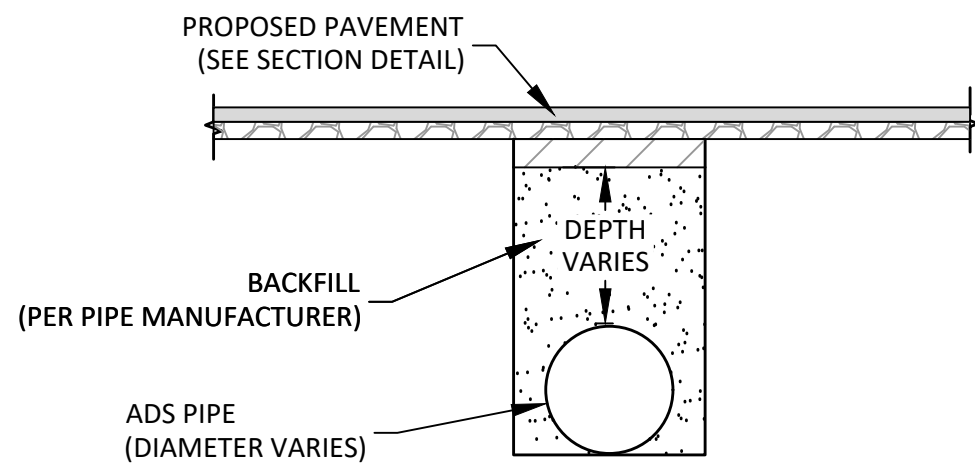
1 TYPICAL SUBSTATION CHAIN LINK FENCE AND GATES (NTS)



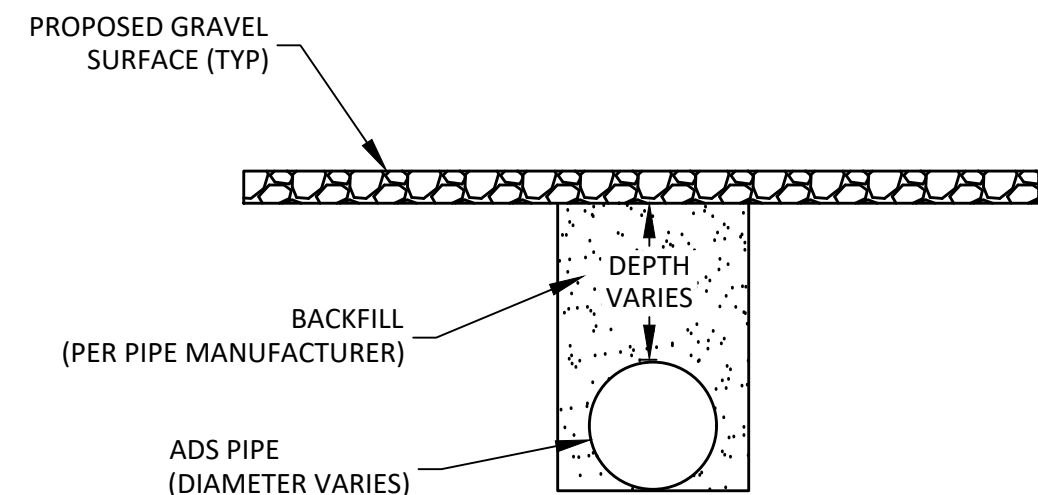
2 TYPICAL ACCESS GATE & DECORATIVE MASONRY WALL (NTS)



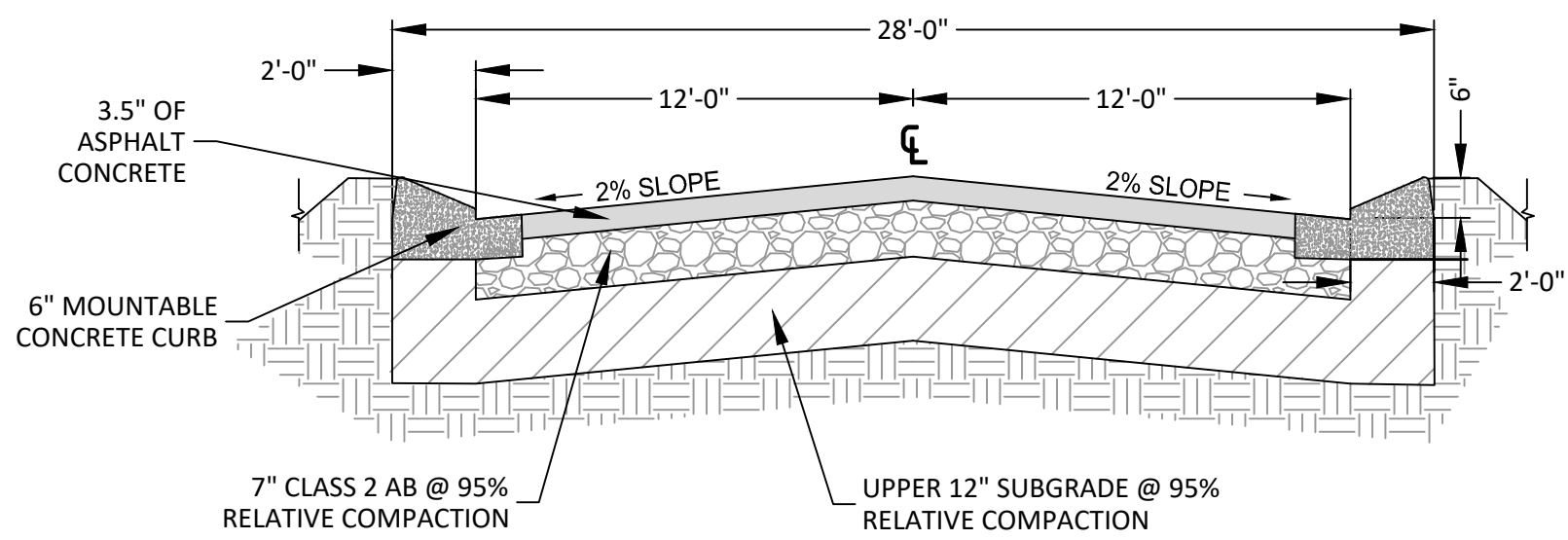
3 STORM DRAIN PIPE UNDER PROPOSED GRADE (NTS)



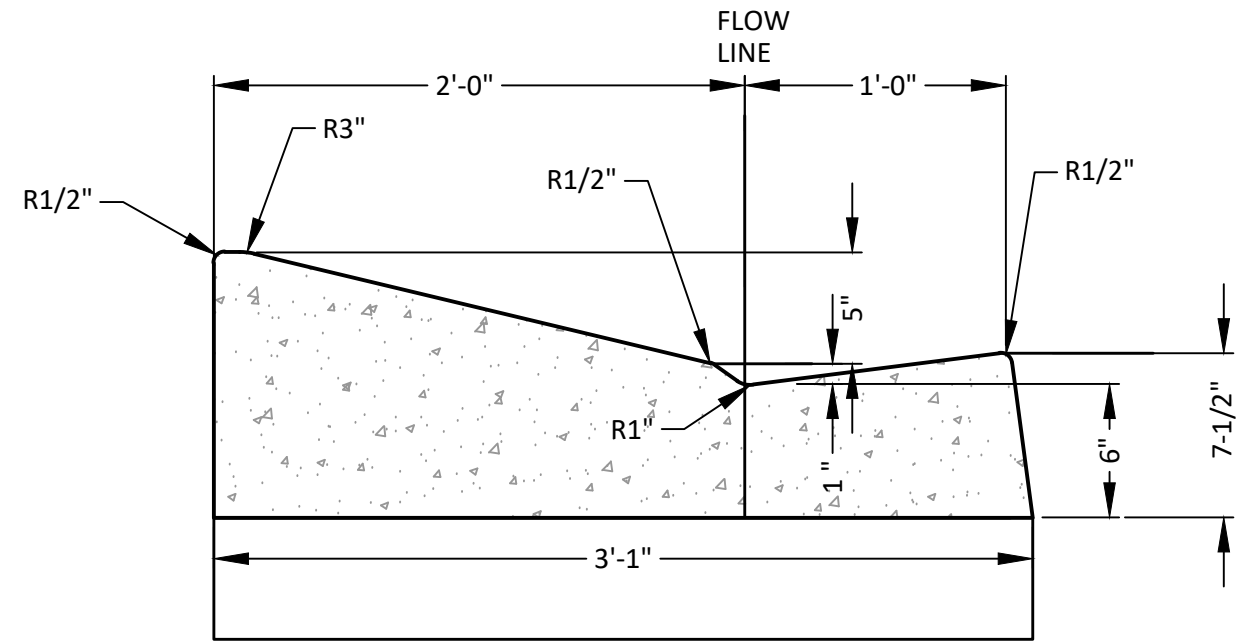
4 STORM DRAIN PIPE UNDER PAVEMENT (NTS)



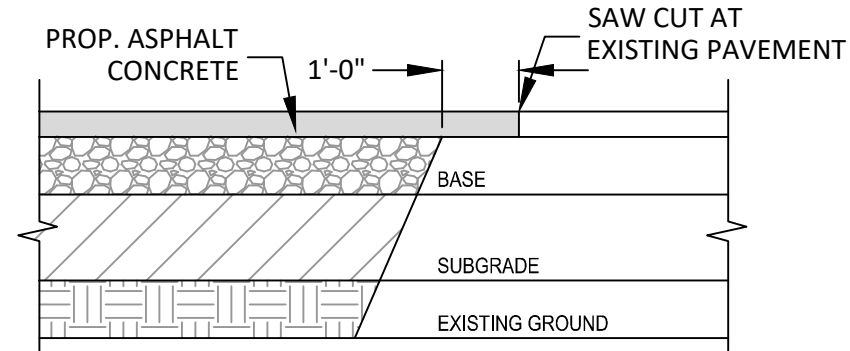
5 STORM DRAIN PIPE UNDER GRAVEL (NTS)



6 CROWNED DRIVEWAY AND FIRE LANE FOR CURB INLETS (NTS)



7 MOUNTABLE CURB AND GUTTER (NTS)

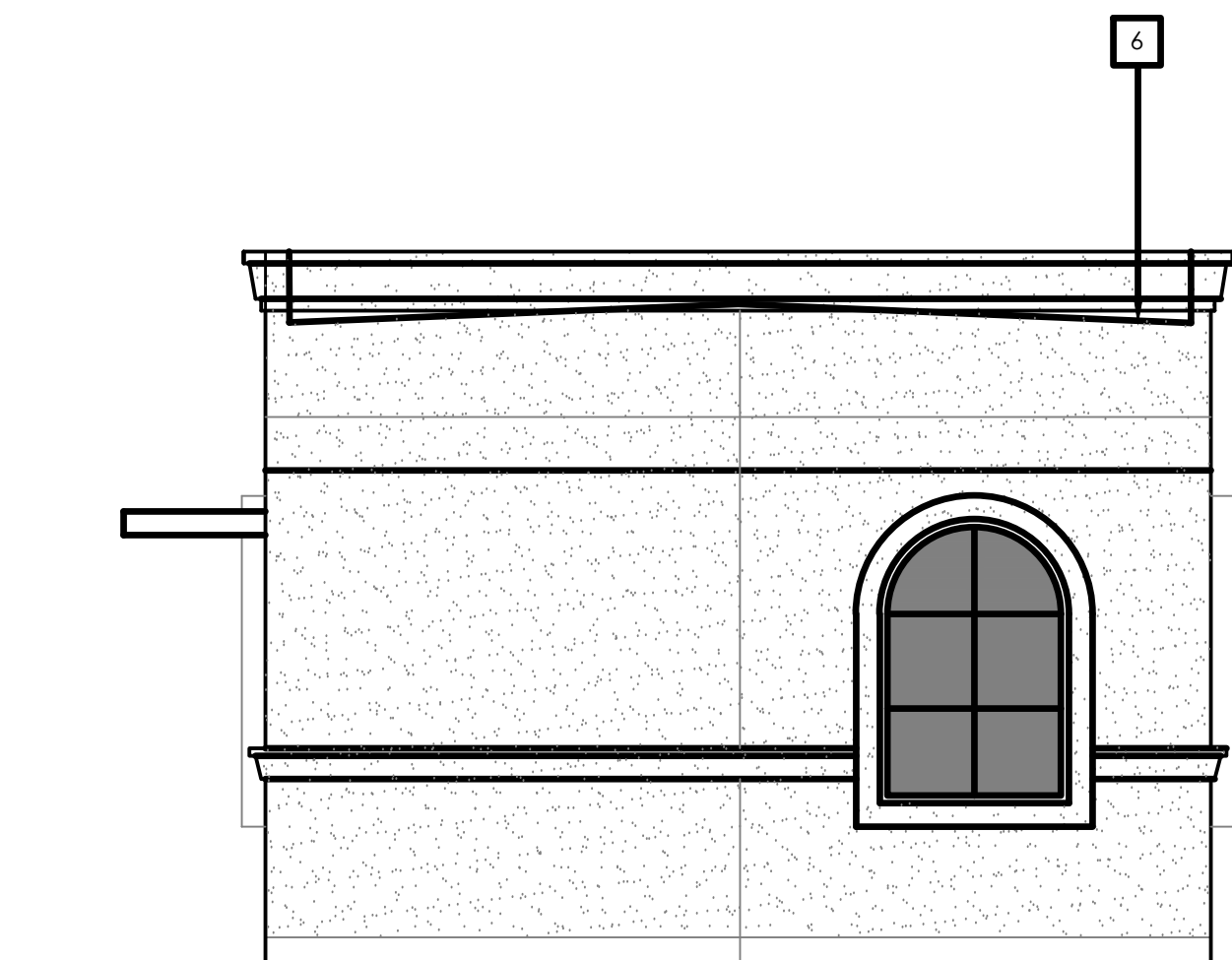


8 CONNECT TO LIVE OAK LANE PAVEMENT (SAW CUT) (NTS)

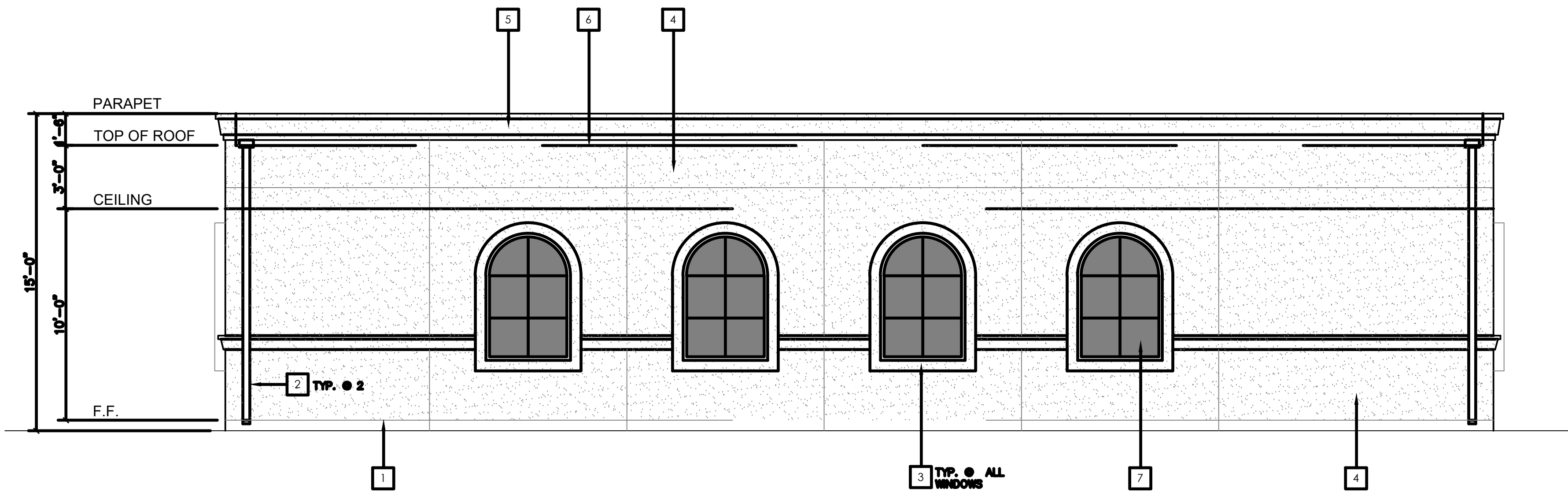
NOTE:
1. PERIMETER WALL TO BE RATED TO WITHSTAND A POTENTIAL BLAST IN ACCORDANCE WITH L.A. COUNTY FIRE DEPARTMENT REQUIREMENTS.

SEAL				
PERMIT PLAN SET NOT FOR CONSTRUCTION				
NO.	BY	DATE	REVISION	APP'D.
PROJECT: SAN GABRIEL PROJECT 11801 DOMAIN BLVD, SUITE 450 AUSTIN, TX 78758				
TITLE: PROJECT DETAILS				
DRAWN BY: ST		PROJECT NUMBER: 539464		
CHECKED BY: DG				
APPROVED BY: SH				C-6.1
DATE: 10/13/25				
		6 Executive Circle Suite 200 Irvine, CA 92614 Phone: 949.727.9336		

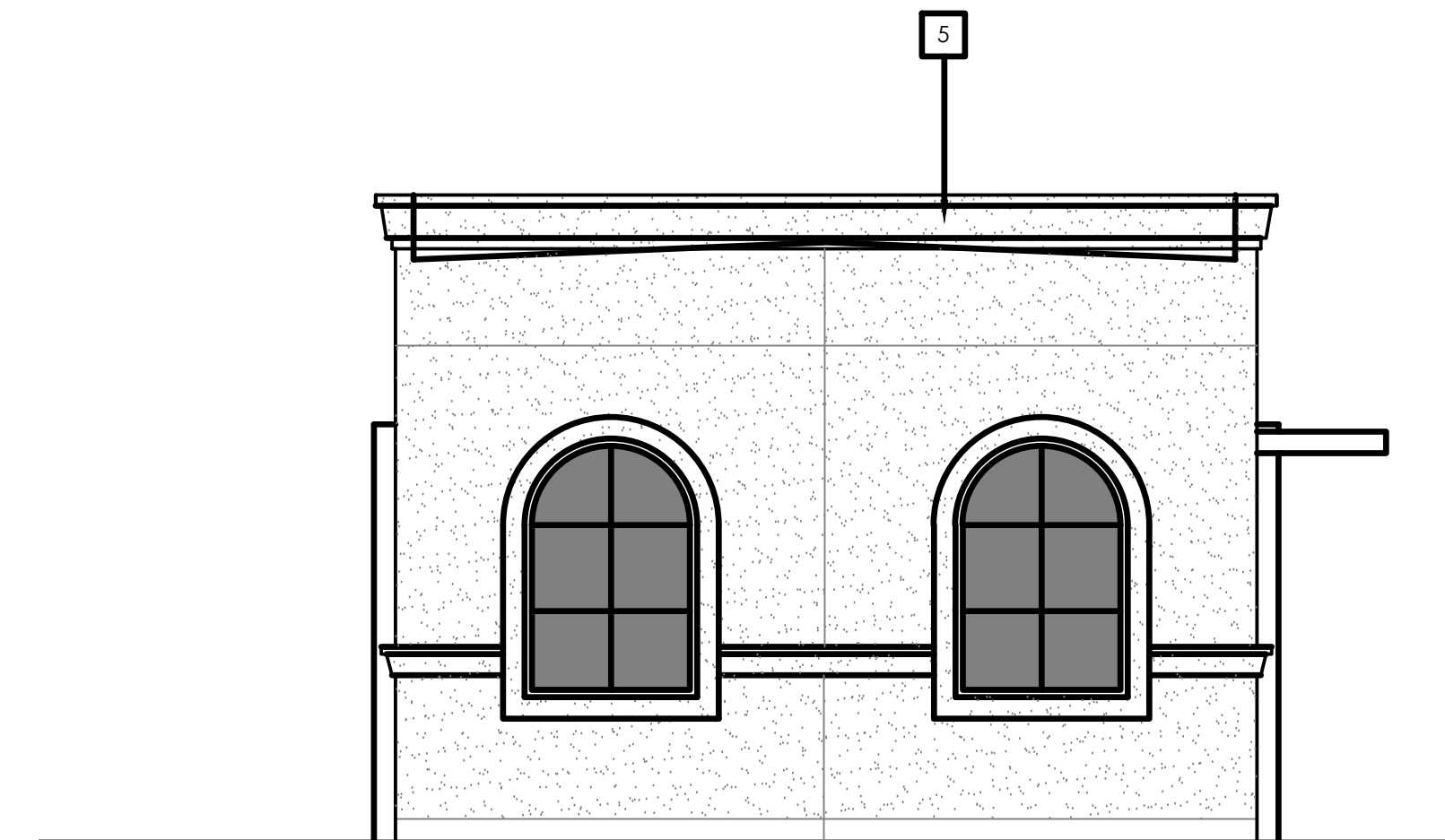
I:\WORK IN PROGRESS\SOLAR_SITES\VAIPA POWER\GABRIEL\CAO\SITE PLANS\47583 - ARCHITECTURE PLANS.DWG



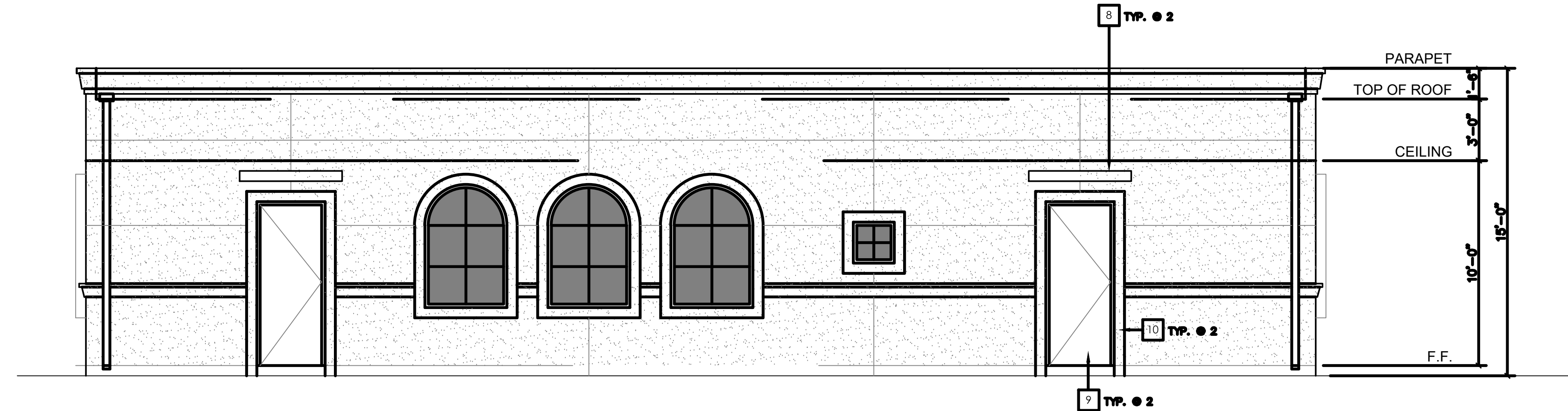
NORTH ELEVATION 1/4"= 1'-0"



WEST ELEVATION 1/4"= 1'-0"



SOUTH ELEVATION 1/4"= 1'-0"



EAST ELEVATION 1/4"= 1'-0"

KEYNOTES

- 1 FLOOR LINE
- 2 DOWNSPOUT LOCATION
- 3 STUCCO WINDOW SURROUND
- 4 STUCCO FINISH
- 5 STUCCO CORNICE
- 6 LINE INDICATES ROOF PROJECTION
- 7 GLASS
- 8 DOOR AWNING
- 9 METAL DOOR
- 10 STUCCO DOOR SURROUND

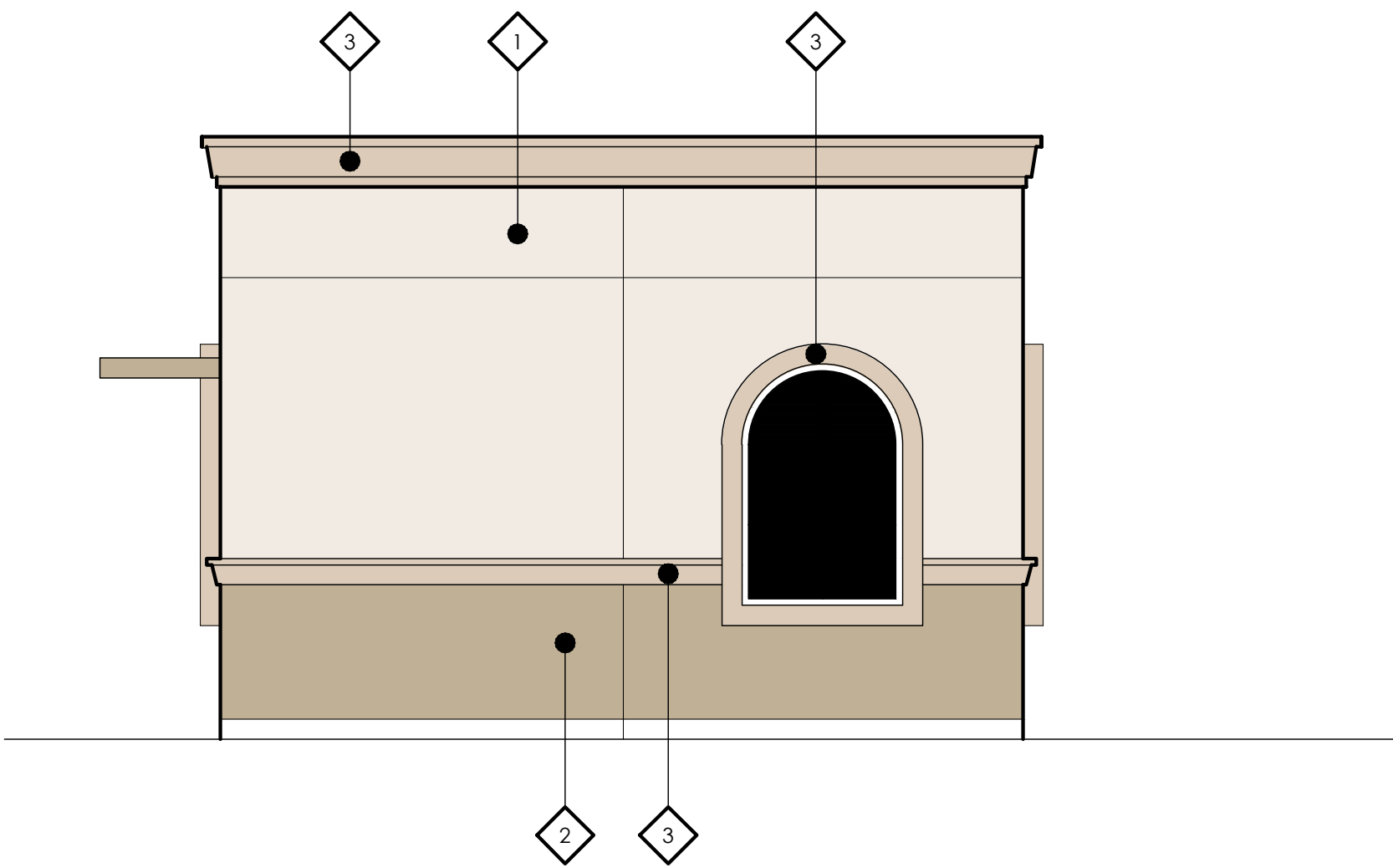
SEAL:									
PERMIT PLAN SET NOT FOR CONSTRUCTION					PROFESSIONAL ENGINEER:				
					DATE:				
NO.	BY	DATE	REVISION				APP'D.		
PROJECT:									
SAN GABRIEL PROJECT									
11801 DOMAIN BLVD, SUITE 450									
AUSTIN, TX 78758									
TITLE:									
BUILDING EXTERIOR ELEVATIONS									
DRAWN BY:				ST		PROJECT NUMBER:		539464	
CHECKED BY:				DG		A-1.2			
APPROVED BY:				SH					
DATE:				10/13/25					



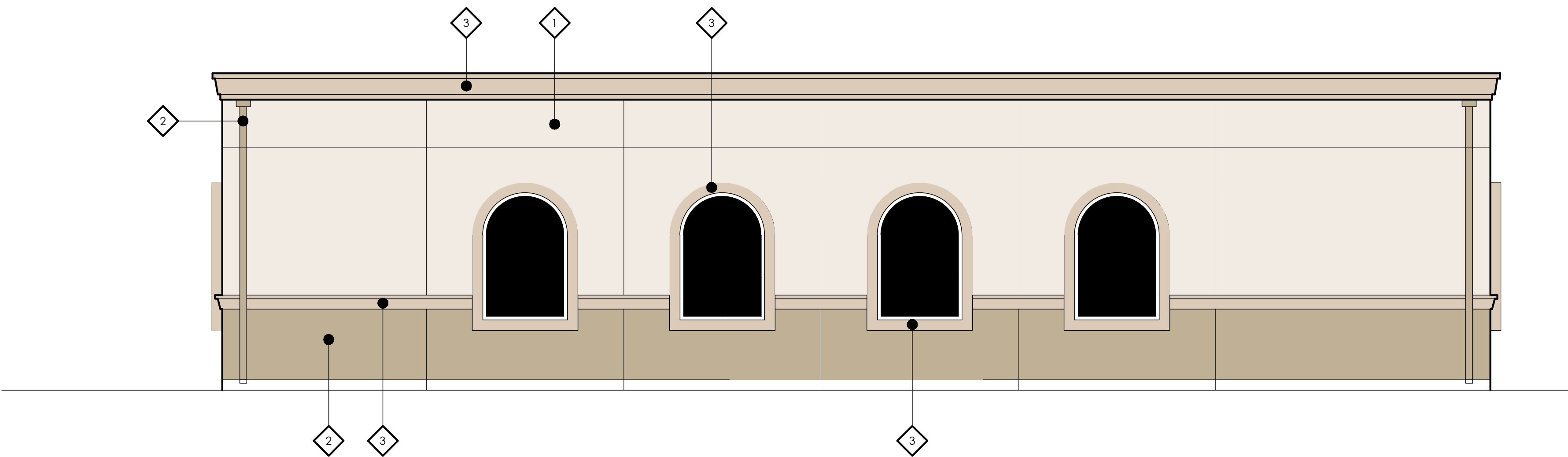
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JAN-31-2025

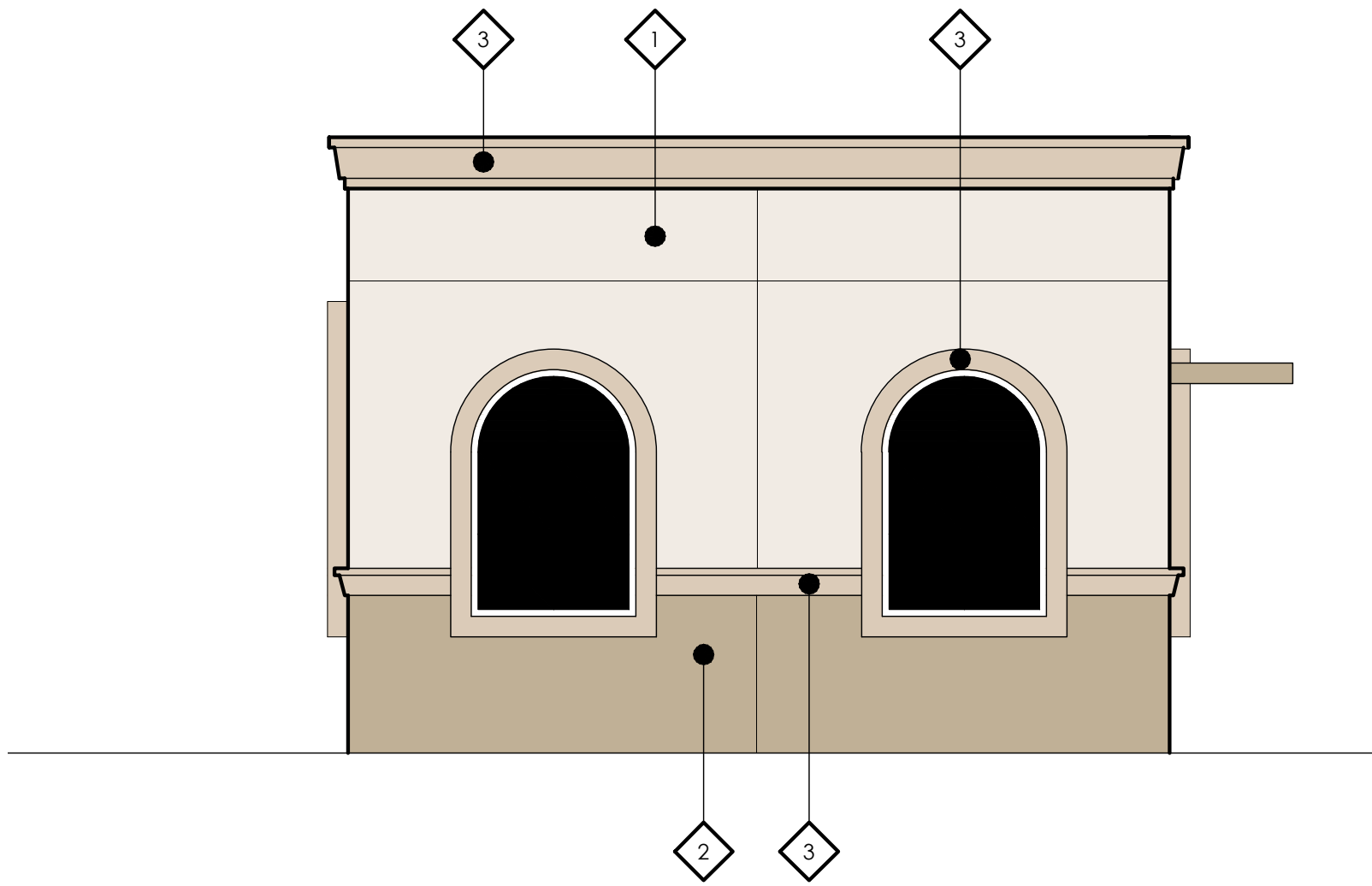
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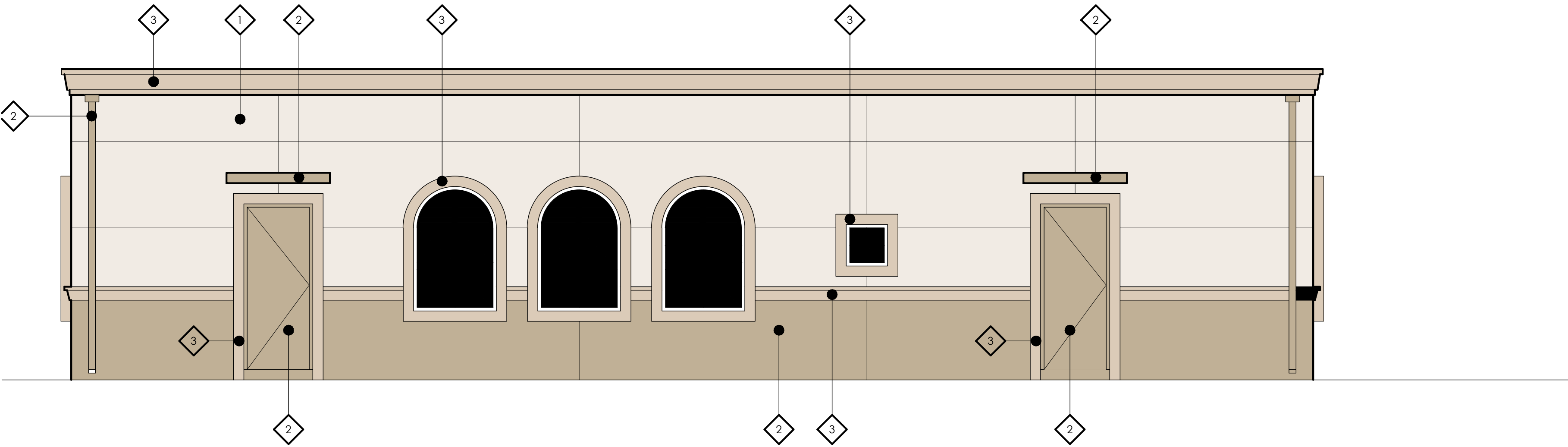
COLOR - NORTH ELEVATION 1/4"= 1'-0"



COLOR - WEST ELEVATION 1/4"= 1'-0"



COLOR - SOUTH ELEVATION 1/4"= 1'-0"



COLOR - EAST ELEVATION 1/4"= 1'-0"

EXTERIOR COLOR LEGEND
(DUNN EDWARDS PAINT OR EQUAL)

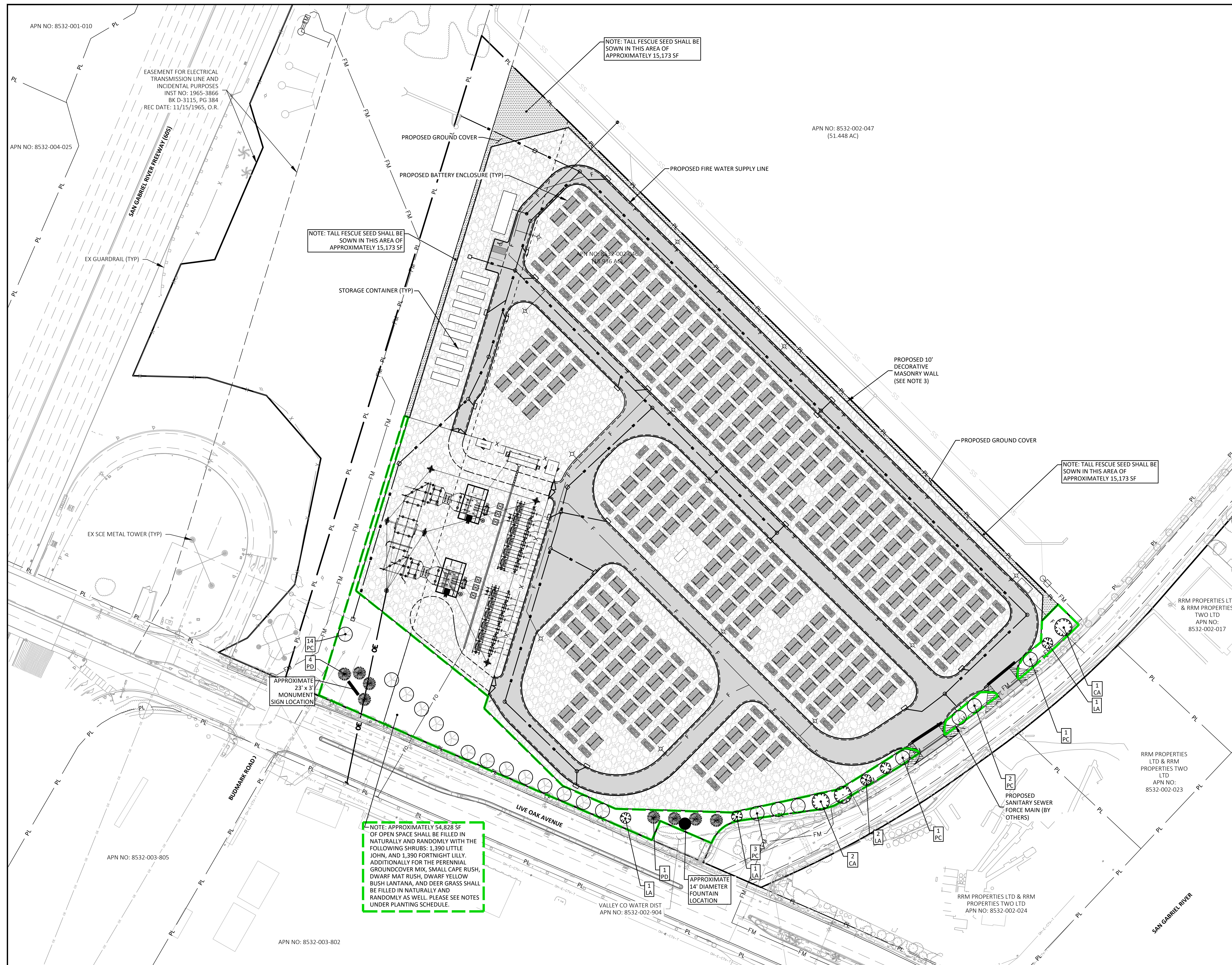
- 1 STUCCO WITH INTEGRAL COLOR
FIELD COLOR : **DE 6211 LIGHT BEIGE**
- 2 STUCCO WITH INTEGRAL COLOR
ACCENT COLOR : **DE 6214 PIGEON GRAY**
- 3 STUCCO WITH INTEGRAL COLOR
ACCENT COLOR : **DE 6058 THICK FOG**

SEAL:		PROFESSIONAL ENGINEER:		
PERMIT PLAN SET NOT FOR CONSTRUCTION		DATE:		
NO.	BY	DATE	REVISION	APP'D.
PROJECT: SAN GABRIEL PROJECT 11801 DOMAIN BLVD, SUITE 450 AUSTIN, TX 78758				
TITLE: BUILDING EXTERIOR COLORS				
DRAWN BY: ST		PROJECT NUMBER: 539464		
CHECKED BY: DG		A-1.3		
APPROVED BY: SH				
DATE: 10/13/25				

JAN-31-2025



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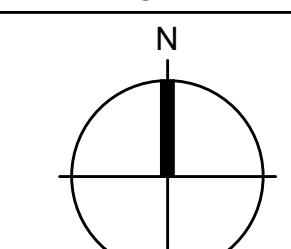
LANDSCAPE NOTES:

1. PLEASE REFERENCE UTILITY PROTECTION AND PLANT INSTALLATION GUIDELINES AND NOTES ON SHEET L-2.0 (LANDSCAPE DETAILS).
2. PROPOSED LANDSCAPING AREA TOTAL IS 10.09% OF PARCEL.
3. PERIMETER WALL TO BE RATED TO WITHSTAND A POTENTIAL BLAST IN ACCORDANCE WITH L.A. COUNTY FIRE DEPARTMENT REQUIREMENTS.

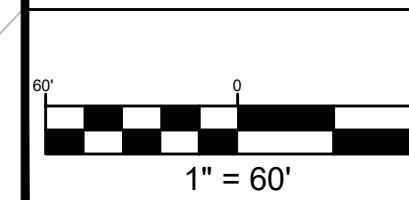
LEG

SITE PROPERTY BOUNDARY	—— PL
LIMIT OF DISTURBANCE	—— PL
OTHER PARCELY BOUNDARY	—— PL
SPECIFIC PLAN BOUNDARY	—— PL
LANDSCAPED AREA	—————
EASEMENT LINE	—————
CENTERLINE	—————
SIDEWALK	—————
EDGE OF PAVEMENT / CURB LINE AND GUTTER	—————
EXISTING SIGN	⊙
EXISTING STORM DRAIN MANHOLE	⊙
EXISTING ELECTRIC MANHOLE	⊙
EXISTING UTILITY POLE	⊙
EXISTING SEWER MANHOLE	⊙
EXISTING FIRE HYDRANT	⊙
EXISTING WATER VALVE	⊙
EXISTING STREET LIGHT	⊙
EXISTING UTILITY BOX	⊙
UNKNOWN UTILITY	⊙
OVERHEAD ELECTRIC	OE
EXISTING UNDERGROUND ELECTRIC LINE	UE
EXISTING TREE	⊙
EXISTING TREELINE	—————
PROPOSED FIBER OPTIC LINE	FO
PROPOSED OVERHEAD ELECTRIC LINE	OE
BUILT-OUT MASONRY WALL	—————
PROPOSED GRATE INLET / JUNCTION BOX	□
PROPOSED CURB INLET PROPOSED CULVERT MANHOLE	⊙
PROPOSED STORM DRAIN LINE	FM
PROPOSED FOREMAN (BY OTHERS)	f
PROPOSED FIRE WATER SUPPLY LINE	f
PROPOSED FIRE HYDRANT	⊙
PROPOSED GROUND COVER	—————

NORTH



GRAPHIC SCALE



SEA

PERMIT PLAN SET
NOT FOR
CONSTRUCTION

PROFESSIONAL ENGINEER:

DATE: _____

[illegible]

PROJECT:	SAN GABRIEL PROJECT 11801 DOMAIN BLVD, SUITE 450 AUSTIN, TX 78758
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OVERALL LANDSCAPE PLAN

DRAWN BY:	ST	PROJECT NUMBER:	53946
CHECKED BY:	DG	L-1.0	
APPROVED BY:	SH		
DATE:	10/13/25		



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GENERAL LANDSCAPE AND SEEDING NOTES

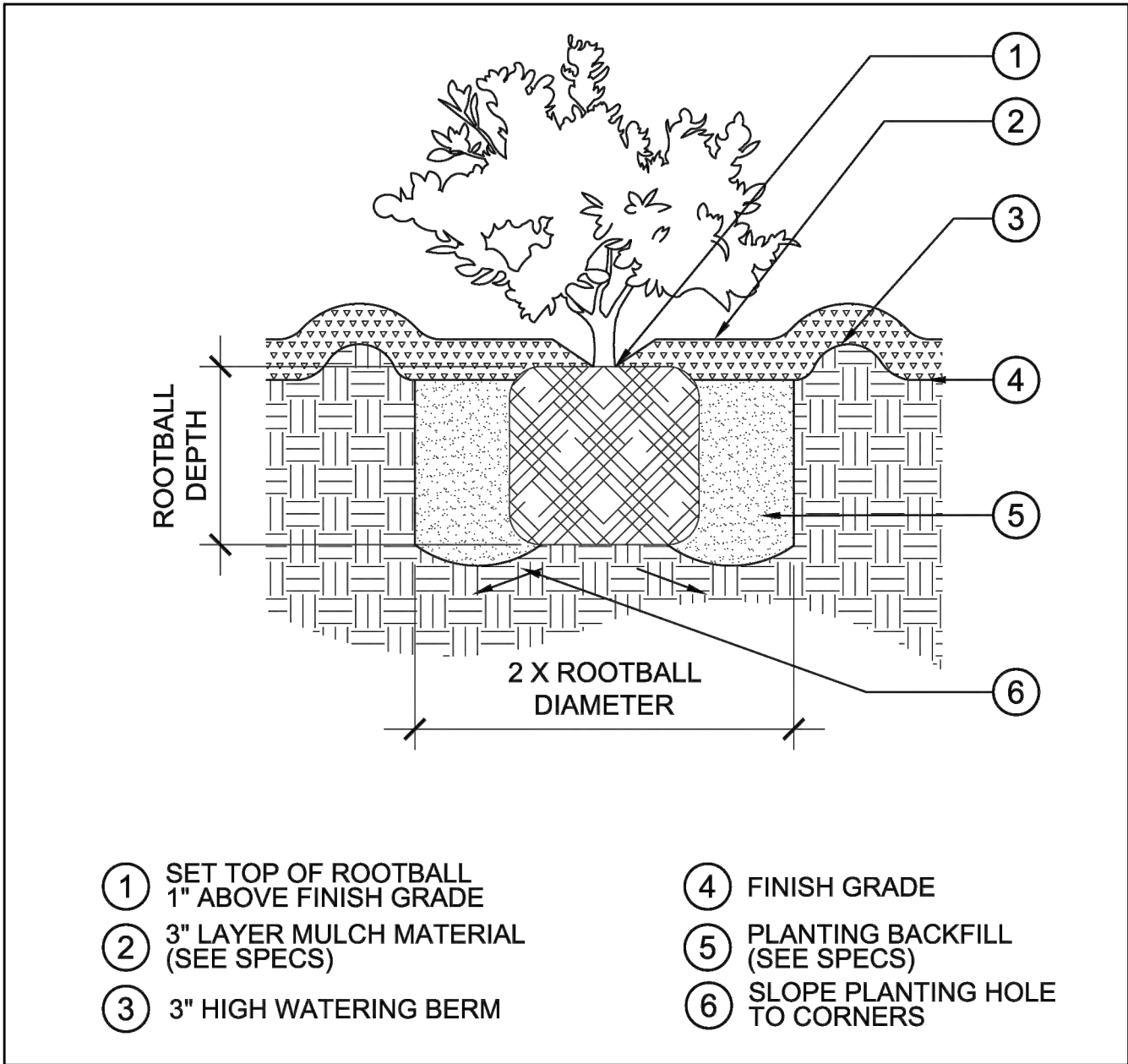
1. THE LANDSCAPE PLAN AND DETAILS ARE FOR LANDSCAPING INFORMATION ONLY. PLEASE REFER TO THE SITE LAYOUT PLAN, GRADING PLAN AND/OR UTILITIES PLAN FOR ALL OTHER INFORMATION.
2. THE CONTRACTOR SHALL MONITOR AND GUARANTEE THAT ALL PLANTS, TREES, AND SHRUBS SHALL BE HEALTHY AND FREE OF DISEASE FOR A PERIOD OF (1) ONE YEAR AFTER SUBSTANTIAL COMPLETION AND ACCEPTANCE BY THE OWNER. CONTRACTOR SHALL REPLACE ANY DEAD OR UNHEALTHY PLANTS AT CONTRACTOR'S EXPENSE. FINAL ACCEPTANCE SHALL BE MADE IF ALL PLANTS MEET THE GUARANTEE REQUIREMENTS INCLUDING MAINTENANCE. MAINTENANCE RESPONSIBILITIES INCLUDE INVASIVE SPECIES MONITORING, REMOVAL, AND SUPPLEMENTAL PLANTING IF NEEDED. MONITORING OF THE PROJECT SITE FOR INVASIVE SPECIES SHALL OCCUR IN THE SPRING AND THE FALL TO DETERMINE THE PRESENCE OF INVASIVE SPECIES. SHOULD ANY INVASIVE SPECIES BE IDENTIFIED WITHIN THE PROJECT SITE, THE INVASIVE SPECIES SHALL BE REMOVED ACCORDING TO METHODS MOST LIKELY TO BE EFFECTIVE IN CONTROLLING THAT SPECIES AND REPLANTING WITH APPROPRIATE VEGETATION AND SEED MIX IDENTIFIED (AND APPROVED) ON THIS PLAN AND/OR AN APPROVED EQUAL. ADDITIONAL MAINTENANCE RESPONSIBILITIES INCLUDE: APPROVED CULTIVATING, SPRAYING, WEEDING, WATERING, TIGHTENING OF TREE STRAP GUYS, PRUNING, FERTILIZING, MULCHING, AND ANY OTHER OPERATIONS NECESSARY TO MAINTAIN PLANT VIABILITY. MAINTENANCE BY CONTRACTOR SHALL BEGIN IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL 90 DAYS AFTER FINAL ACCEPTANCE.
3. THE CONTRACTOR SHALL SUPPLY ALL LABOR, PLANTS, APPROVED SEEDING MIX, AND MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWING(S) AND LISTED IN THE PLANT SCHEDULE(S) AND/OR SEEDING TABLE(S). IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN IN THE PLANT SCHEDULE AND/OR SEEDING TABLE AND THOSE REQUIRED BY THE DRAWINGS, THE LARGER SHALL APPLY. ALL PLANTS SHALL BE ACCLIMATED BY THE SUPPLY NURSERY TO THE LOCAL HARDINESS ZONE AND BE CERTIFIED THAT THE PLANTING MATERIAL HAS BEEN GROWN FOR A MINIMUM OF (2) TWO YEARS AT THE SOURCE AND OBTAINED WITHIN 200 MILES OF PROJECT SITE UNLESS OTHERWISE APPROVED BY OWNER, CERTIFIED LANDSCAPE INSPECTOR, OR LANDSCAPE ARCHITECT.
4. THE LOCATIONS FOR PLANT MATERIAL ARE APPROXIMATE AND ARE SUBJECT TO FIELD ADJUSTMENT DUE TO SLOPE, VEGETATION, AND SITE FACTORS SUCH AS THE LOCATION OF ROCK OUTCROPS. PRIOR TO PLANTING THE CONTRACTOR SHALL ACCURATELY STAKE OUT THE LOCATIONS FOR ALL PLANTS. THE OWNER, CERTIFIED LANDSCAPE INSPECTOR, OR LANDSCAPE ARCHITECT SHALL APPROVE THE FIELD LOCATIONS OR ADJUSTMENTS OF THE PLANT MATERIAL.
5. ALL SHRUB AND GROUND COVER MASSING SHALL BE MULCHED TO A DEPTH OF 3" AND SHREDDED HARDWOOD BARK MULCH SHALL BE USED FOR SHRUB AND GROUND COVER MASSING AREAS UNLESS OTHERWISE SPECIFIED.
6. NO PLANT SHALL BE PLACED IN THE GROUND BEFORE GRADING HAS BEEN COMPLETED AND APPROVED BY THE OWNER, CERTIFIED LANDSCAPE INSPECTOR, OR LANDSCAPE CONTRACTOR. STAKING THE LOCATION OF ALL TREES AND SHRUBS SHALL BE COMPLETED PRIOR TO PLANTING FOR APPROVAL BY THE OWNER, CERTIFIED LANDSCAPE INSPECTOR, OR LANDSCAPE ARCHITECT. STAKING OF THE INSTALLED TREE MUST BE COMPLETED THE SAME DAY AS IT IS INSTALLED. ALL TREES SHALL BE STAKED OR GUYED AS PER THE DETAIL. SEE LANDSCAPING PLAN(S) FOR PLANTING DETAILS.
7. COORDINATE PLANT MATERIAL LOCATIONS WITH SITE UTILITIES. SEE SITE LAYOUT, GRADING AND/OR UTILITY PLANS FOR STORM, SANITARY, GAS, ELECTRIC, TELEPHONE AND WATER LINES. UTILITY LOCATIONS ARE APPROXIMATE. EXERCISE CARE WHEN DIGGING IN AREAS OF POTENTIAL CONFLICT WITH UNDERGROUND OR OVERHEAD UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DUE TO CONTRACTOR'S NEGLIGENCE AND SHALL REPLACE OR REPAIR ANY DAMAGE AT CONTRACTOR'S EXPENSE.
8. LANDSCAPE PLANTING PITS MUST BE FREE DRAINING. PAVEMENT, COMPACTED SUBGRADE, AND BLASTED ROCK SHALL BE REMOVED TO A DEPTH OF 2' OR TO A GREATER DEPTH IF REQUIRED BY PLANTING DETAILS OR SPECIFICATIONS. REPLACE SOIL WITH MODERATELY COMPACTED LOAM OR SANDY LOAM FREE FROM STONES AND RUBBISH 1" OR GREATER IN DIAMETER AND ANY OTHER MATERIAL HARMFUL TO PLANT GROWTH AND DEVELOPMENT. PLANTING INSTALLATION SHALL BE AS DETAILED AND CONTAIN PLANTING MIX AS SPECIFIED UNLESS RECOMMENDED OTHERWISE BY SOIL ANALYSIS.

PLANTING SOIL MIXTURE:
2 PARTS PEAT MOSS
5 PARTS TOPSOIL
MYCORRHIZA INOCULANT – "TRANSPLANT 1-STEP" AS MANUFACTURED BY ROOTS, INC. OR APPROVED EQUAL.
USE PER MANUFACTURER'S RECOMMENDATIONS FOR TREES AND SHRUBS.
FERTILIZER/LIME APPLY AS RECOMMENDED BY SOIL ANALYSIS

- TREES AND SHRUBS: TREES AND SHRUBS SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED AND HARDY UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCATION OF THE PROJECT. THEY SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY, WITH NORMAL HABIT OF GROWTH. THEY SHALL BE SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED AND DENSELY FOLIATED WHEN IN LEAF. THEY SHALL BE FREE OF DISEASE, INSECT PESTS, EGGS OR LARVAE. THEY SHALL HAVE HEALTHY AND WELL-DEVELOPED ROOT SYSTEMS. ALL TREES SHALL HAVE STRAIGHT SINGLE TRUNKS WITH THEIR MAIN LEADER INTACT UNLESS OTHERWISE STATED. THE OWNER, CERTIFIED LANDSCAPE INSPECTOR, OR LANDSCAPE ARCHITECT SHALL ONLY PERMIT SUBSTITUTIONS UPON WRITTEN APPROVAL. THEIR SIZES SHALL CONFORM TO THE MEASUREMENT SPECIFIED ON THE DRAWINGS. PLANTS LARGER THAN SPECIFIED ON THE DRAWINGS MAY BE USED IF APPROVED. THE USE OF SUCH PLANTS SHALL NOT INCREASE THE CONTRACT PRICE. ALL TREES AND SHRUBS SHALL BE MULCHED IN ACCORDANCE WITH THE RESPECTIVE PLANTING DETAIL(S) PROVIDED IN THE LANDSCAPING PLAN.
- ALL PRUNING SHALL CONFORM TO THE TREE CARE INDUSTRY ASSOCIATION (TCIA) ANSI A300 (PART 1) – 2017 PRUNING STANDARDS. PRUNING STANDARDS SHALL RECOGNIZE BUT ARE NOT LIMITED TO, THE FOLLOWING PRUNING OBJECTIVES: MANAGE RISK; MANAGE HEALTH; DEVELOP STRUCTURE; PROVIDE CLEARANCE; MANAGE SIZE OR SHAPE; IMPROVE AESTHETICS; MANAGE PRODUCTION OF FRUIT, FLOWERS, OR OTHER PRODUCTS; AND/OR MANAGE WILDLIFE HABITAT. DEVELOPING STRUCTURE SHALL IMPROVE BRANCH AND TRUNK ARCHITECTURE, PROMOTE OR SUBORDINATE CERTAIN LEADERS, STEMS, OR BRANCHES; PROMOTE DESIRABLE BRANCH SPACING; PROMOTE OR DISCOURAGE GROWTH IN A PARTICULAR DIRECTION (DIRECTIONAL PRUNING); MINIMIZE FUTURE INTERFERENCE WITH TRAFFIC, LINES OF SIGHT, INFRASTRUCTURE, OR OTHER PLANTS; RESTORE PLANTS FOLLOWING DAMAGE; AND/OR REJUVENATE SHRUBS. PROVIDING CLEARANCE SHALL ENSURE SAFE AND RELIABLE UTILITY SERVICES; MINIMIZE CURRENT INTERFERENCE WITH TRAFFIC, LINES OF SIGHT, INFRASTRUCTURE, OR OTHER PLANTS; RAISE CROWN(S) FOR MOVEMENT OF TRAFFIC OR LIGHT PENETRATION; ENSURE LINES OF SIGHT OR DESIRED VIEWS; PROVIDE ACCESS TO SITES, BUILDINGS, OR OTHER STRUCTURES; AND/OR COMPLY WITH REGULATIONS.
- TOPSOIL SHALL BE INSTALLED AT A MINIMUM DEPTH OF 4 INCHES. CONTRACTOR SHALL SUBMIT TOPSOIL TO A CERTIFIED TESTING LABORATORY TO DETERMINE PH, FERTILITY, ORGANIC CONTENT AND MECHANICAL COMPOSITION. THE CONTRACTOR SHALL SUBMIT THE TEST RESULTS FROM REGIONAL EXTENSION OFFICE OF USDA TO THE OWNER, CERTIFIED LANDSCAPE INSPECTOR, OR LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. CONTRACTOR SHALL INCORPORATE AMENDMENTS FOR GOOD PLANT GROWTH AND PROPER SOIL ACIDITY RECOMMENDED FROM THE TOPSOIL TEST.
- NO PHOSPHOROUS SHALL BE USED AT PLANTING TIME UNLESS SOIL TESTING HAS BEEN COMPLETED AND TESTED BY A HORTICULTURAL TESTING LAB AND SOIL TESTS SPECIFICALLY INDICATE A PHOSPHOROUS DEFICIENCY THAT IS HARMFUL, OR WILL PREVENT NEW LAWNS/GRASSES AND PLANTINGS FROM ESTABLISHING PROPERLY.
- IF SOIL TESTS INDICATE A PHOSPHOROUS DEFICIENCY THAT WILL IMPACT PLANT AND LAWN ESTABLISHMENT, PHOSPHOROUS SHALL BE APPLIED AT THE MINIMUM RECOMMENDED LEVEL PRESCRIBED IN THE SOIL TEST FOLLOWING ALL APPLICABLE STANDARDS, REQUIREMENTS, AND/OR REGULATIONS.
- ALL SLOPES GREATER THAN 3:1 RECEIVING A GRASS SEEDING MIXTURE SHALL BE COVERED WITH AN EROSION CONTROL BLANKET.

UTILITY PROTECTION AND PLANT INSTALLATION GUIDELINES AND NOTES

1. THIS LANDSCAPE PLAN IS SUBJECT TO CHANGE PENDING FINAL ENGINEERING DESIGN AND ASSUMES ALL NECESSARY MEASURES TO PREVENT UTILITY DAMAGE FROM LANDSCAPE PLANTINGS AND ROOT GROWTH WILL BE INCORPORATED IN THE FINAL DESIGN UTILIZING MEASURES SUCH AS ENCASEMENT OF UTILITIES, UTILITY BURIAL DEPTHS, OR OTHER APPROPRIATE DESIGN MEASURES FOR PROTECTION OF UTILITIES INSTALLED FOR THE PROJECT. ADDITIONALLY, TREE WELLS SHALL BE INSTALLED IN LOCATIONS WHERE TREES ARE PLANTED CLOSE TO UNDERGROUND UTILITIES AND THE NEED FOR REGULAR APPROPRIATE PRUNING METHODS SHALL BE TAKEN FOR TREES THAT ARE NEAR OVERHEAD POWER LINES, WALLS, AND ETC.
2. ALL PROPOSED VEGETATION SHALL BE INSTALLED AS NOTED IN ITEMS #1, #7, AND #8 (BULLET POINT 2) UNDER THE GENERAL LANDSCAPE AND SEEDING NOTES ON SHEET L-2.0.
3. PROPOSED VEGETATION NEAR THE PERIMETER WALL SHALL BE MAINTAINED REGULARLY AS NEEDED FOR SECURITY PURPOSES.



SHRUB PLANTING DETAIL

N.T.S.

PLANT TOTAL

PALM TREES

SYMBOL	BOTANICAL NAME/ COMMON PLANT NAME	QUANTITY	SIZE	MATURE HEIGHT
PD	DATE PALM PHOENIX DACTYLIFERA	8	MIN. 15 GAL. MIN. BROWN TRUNK HT. OF 6'	50'-80' HT.

DECIDUOUS AND EVERGREEN TREES

SYMBOL	BOTANICAL NAME/ COMMON PLANT NAME	QUANTITY	SIZE	MATURE HEIGHT
CA	CUPANIOPSIS ANACARDIODES CARROTWOOD TREE	3	MIN. 15 GAL.	15'-25' HT.
LA	LAGERSTROEMIA 'MUSKOGEE' GRAPE MYRTLE	5	MIN. 15 GAL.	15'-25' HT.
PC	PYRUS CALLERYANA ORNAMENTAL PEAR	21	MIN. 15 GAL.	30'-50' HT.

SHRUBS

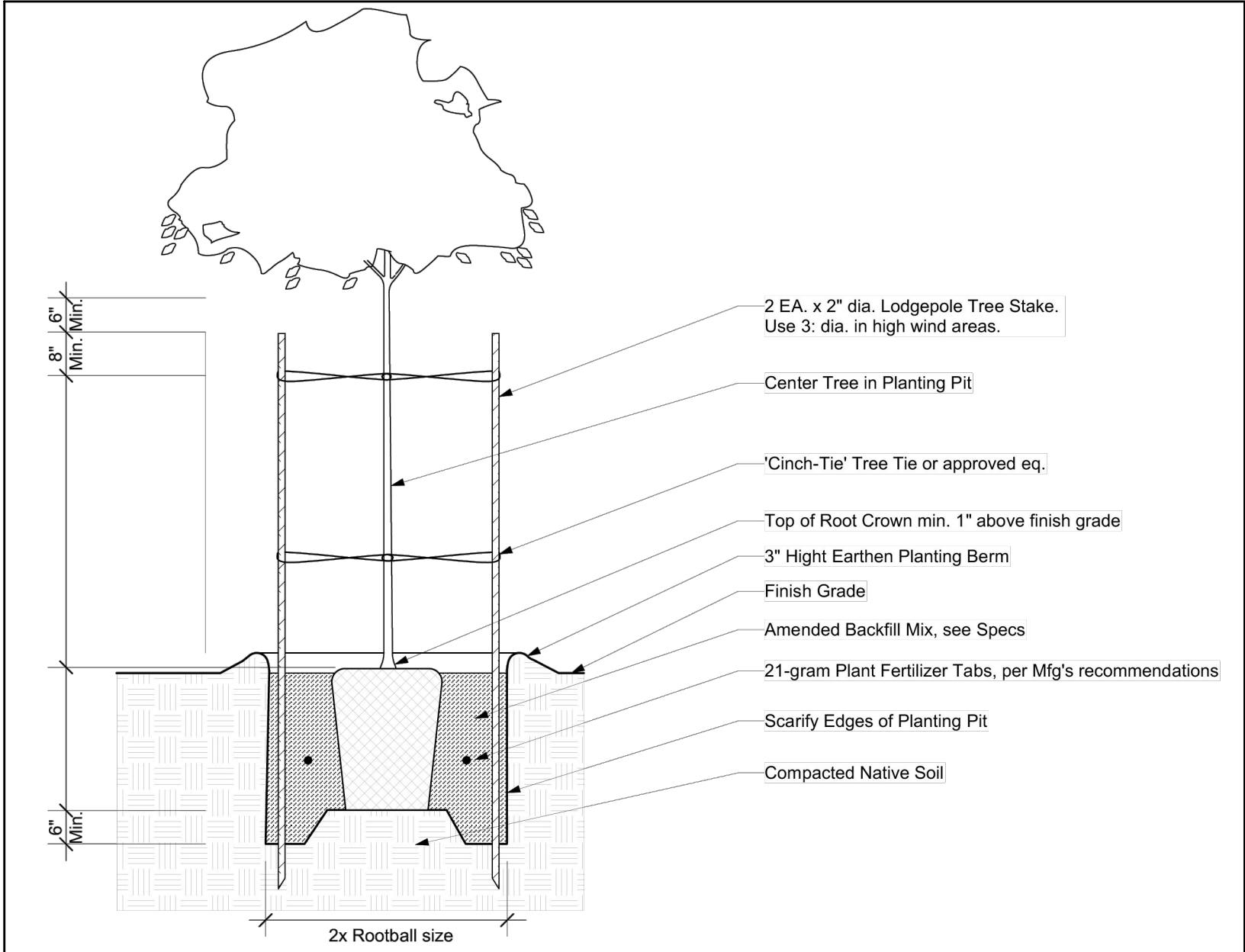
SYMBOL	BOTANICAL NAME/ COMMON PLANT NAME	QUANTITY	ROOT	MATURE HEIGHT
CS	CALLISTEMON LITTLE JOHN	1,390	#3/5 CONT.	3'-5' HT.
DB	DIETES BICOLOR FORTNIGHT LILY	1,390	#3/5 CONT.	2'-4' HT.

RECOMMENDED GROUND COVERS TO BE UTILIZED

SYMBOL	BOTANICAL NAME/ COMMON PLANT NAME	QUANTITY	ROOT	MATURE HEIGHT
CT	CHONDROPETALUM TECTORUM SMALL CAPE RUSH	SEE NOTE #1 BELOW.	#1 CONT.	2'-3' HT.
FA	FESTUCA ARUNDINACEA TALL FESCUE	APPROX. 26,141 SF	N/A (SEED MIX)	2'-3' HT.
LL	LOMANDRA LONGIFOLIA 'BREEZE' DWARF MAT RUSH	SEE NOTE #1 BELOW.	#1 CONT.	2'-3' HT.
LM	LANTANA M. 'DWARF YELLOW' DWARF YELLOW BUSH LANTANA		#1 CONT.	1'-2' HT.
MR	MUHLENBERGIA RIGENS DEER GRASS		#1 CONT.	3'-5' HT.

- NOTE:
1. ALL SHRUBS AND PERENNIAL GROUND COVER PLANT TOTALS SHALL BE A RANDOM EVENLY MIXED THROUGHOUT AS INDICATED AND/OR CALL OUT ON THE PLANS TO CREATE A NATURALISTIC AND AESTHETICALLY PLEASING PLANTING SCHEME. THE PLACEMENT OF EXACT PLANTING LOCATIONS SHALL BE DETERMINED DURING THE FINAL DESIGN PHASE AND CONFIRMED PRIOR TO INSTALLATION PER ITEM #8 IN THE GENERAL LANDSCAPE AND SEEDING NOTES.
2. MATURE HEIGHTS AND WIDTHS OF ALL GROUND COVER PLANT SPECIES SHALL BE CONSIDERED AS IT PERTAINS TO ALL PROPOSED PLANTINGS.

OVERALL GRAND PLANTING LEGEND AND TOTAL



TREE PLANTING DETAIL

N.T.S.

SEAL																																					
PERMIT PLAN SET NOT FOR CONSTRUCTION	PROFESSIONAL ENGINEER: 																																				
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