

OPEN SPACE TO BE HYDROSEEDED WITH NATIVE SEED MIX AND PLANTED WITH NATIVE OAKS

SEE SHEET L5 FOR TRAIL ENLARGEMENT

MAILBOX CLUSTER LOCATIONS SEE SHEET L10 FOR DETAIL

SEE SHEET L3 FOR COMMUNITY PARK ENLARGEMENT

SEE SHEET L4 FOR PASSIVE GREEN SPACE ENLARGEMENT

**CONCEPTUAL LANDSCAPE STATEMENT**

REGIONAL AND MICRO-CLIMATE CONDITIONS, SOLAR ORIENTATION AND SOIL CONDITIONS WILL BE TAKEN INTO ACCOUNT WITH REGARDS TO PLANT SELECTION AND PLACEMENT. THE PLANT PALETTE PROVIDES MANY PLANTS WITH VARYING GROWTH HABITS, PREFERENCES AND TOLERANCES, SO SELECTION OF JUST THE RIGHT PLANT SHOULD NOT BE DIFFICULT. A HIGH PERCENTAGE OF PLANTS SELECTED WILL BE DROUGHT TOLERANT AND APPROPRIATE FOR THE CLIMATE. THIS PALETTE, ALONG WITH A DRIP IRRIGATION SYSTEM WILL CONSERVE WATER WITHIN THE PROJECT.

BY SPECIFYING PLANTS WHICH REQUIRE LITTLE TO NO PRUNING, THE GREEN WASTE WILL BE REDUCED. PLANTS SELECTED WILL COMPLEMENT THE ARCHITECTURE.

ENTRYWAYS AND PICTURE WINDOWS WILL BE FRAMED BY SPECIMEN SHRUBS AND NODES WILL HAVE ACCENT PLANTINGS. PLANT SPECIES WHICH ENHANCE THE ARCHITECTURAL ELEVATIONS SHALL BE USED. A DIVERSE USE OF PLANT SPECIES WILL DISPLAY VARIOUS TEXTURES, FORMS, FOLIAGE COLOR, AND FLOWERS; WILL CREATE A BEAUTIFUL LANDSCAPE TO CONTRIBUTE AESTHETICALLY TO THE SURROUNDING NEIGHBORHOODS.

THE TREES HAVE BEEN SELECTED TO HAVE NON-INVASIVE ROOT SYSTEMS, AND PLACED WITH ADEQUATE SETBACKS TO ENSURE NO CONFLICT WITH UTILITIES AND HARDSCAPE, OR CONFLICT WITH ANY SITE LINE DISTANCES. ROOT BARRIERS WILL BE INSTALLED ON ALL TREES NEAR PAVING AND UTILITIES. WHERE FEASIBLE, TREES HAVE BEEN PLACED TO MITIGATE SOLID BUILDING SURFACES AND FENCES. TALLER SHRUBS WILL ALSO BE LOCATED AT SOLID BUILDING SURFACES AND FENCES, WHILE LOWER SHRUBS WILL BE LOCATED WHERE GROUND LEVEL WINDOWS AND ARCHITECTURAL FEATURES OCCUR, AND AT CORNERS TO MAINTAIN SITE LINE DISTANCES.

THE PROJECT FEATURES A COMMUNITY PARK SPACE THAT ENHANCES CIRCULATION BY PROVIDING OPPORTUNITIES FOR ADULTS AND CHILDREN TO TRAVERSE THROUGHOUT THE PARK. PLAY EQUIPMENT AND SEATING PROVIDE A FAMILY FRIENDLY SPACE THAT ALLOWS ITS USERS TO ENJOY THE OUTDOORS. A PASSIVE GREEN SPACE WITH BENCHES CAN BE USED BY THE COMMUNITY TO MEDITATE AND ENJOY THE OUTDOORS, WHILE A TRAIL STAGING AREA THAT CONNECTS TO THE ADJACENT FUTURE TRAIL WILL PROVIDE PET WASTE STATIONS TO ALLOWS PET LOVERS TO TAKE THEIR FURY FRIENDS ON TRAIL WALKS.

THE IRRIGATION SYSTEM WILL USE WEATHER-BASED CONTROLLERS TO CONSERVE THE USE OF WATER. SPRAY IRRIGATION WILL ONLY OCCUR AT TURF AREAS, AND SPRAY HEADS WITH LOW PRECIPITATION RATES WILL BE USED TO MINIMIZE RUNOFF, EROSION AND OVERSPRAY. THE BALANCE OF THE PLANTING AREAS WILL BE IRRIGATED USING DRIP IRRIGATION METHODS. THE TREES WILL BE ON SEPARATE VALVES AND WILL BE IRRIGATED WITH BUBBLERS. SHRUBS WILL BE HYDROZONED ACCORDING TO THEIR WATER REQUIREMENTS AND MICROCLIMATES.



PROJECT ENTRY SEE ENLARGEMENT SHEET L2

FUTURE C.3 SITE FOR COMMERCIAL PROPERTY BY OTHERS

**PROPOSED TREE PALETTE**

BOTANICAL NAME	COMMON NAME	SIZE	WIDTH / HEIGHT	WATER USE
<b>STREET TREES</b>				
CELTIS SINENSIS	CHINESE HACKBERRY	24" BOX	40' WIDE/40' HIGH	MEDIUM
FRAXINUS O. RAYWOOD	RAYWOOD ASH	24" BOX	25' WIDE/30' HIGH	MEDIUM
LAGERSTROEMIA I. MUSKOGEE	GRAPE MYRTLE	24" BOX	15' WIDE/25' HIGH	LOW
MAYTENUS BOARIA	MAYTEN TREE	24" BOX	20' WIDE/30' HIGH	MEDIUM
PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	45' WIDE/45' HIGH	LOW
PYRUS C. BRADFORD	BRADFORD PEAR	24" BOX	30' WIDE/45' HIGH	MEDIUM
QUERCUS LOBATA	VALLEY OAK	24" BOX	50' WIDE/50' HIGH	LOW
<b>PARK TREES</b>				
PYRUS C. CHANTICLEER	CHANTICLEER PEAR	24" BOX	15' WIDE/40' HIGH	MEDIUM
ULMUS PARVIFOLIA 'DYNASTY'	CHINESE ELM	24" BOX	40' WIDE/35' HIGH	MEDIUM
<b>BASIN TREES</b>				
CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	15' WIDE/15' HIGH	LOW
<b>OPEN SPACE TREES</b>				
QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	70' WIDE/50' HIGH	LOW
QUERCUS LOBATA	VALLEY OAK	24" BOX	50' WIDE/50' HIGH	LOW

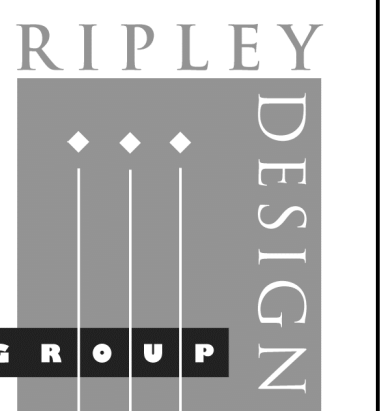
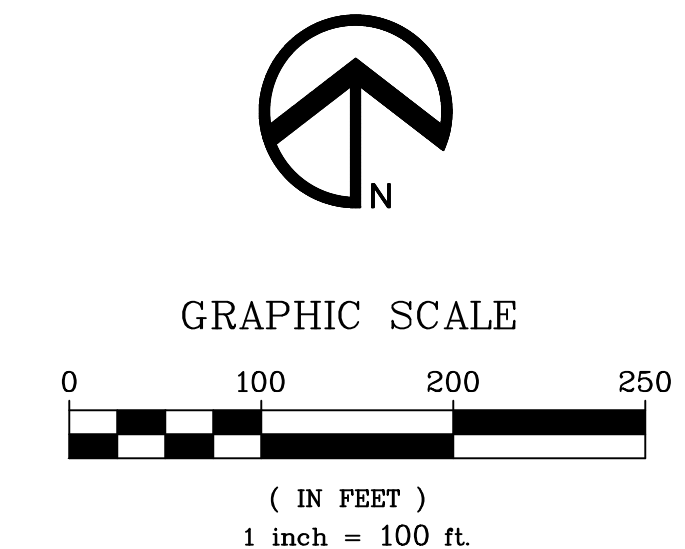
MAILBOX CLUSTER LOCATIONS SEE SHEET L10 FOR DETAIL

MAILBOX CLUSTER LOCATIONS SEE SHEET L10 FOR DETAIL

SEE SHEET L6 FOR BIO-RETENTION ENLARGEMENT

**NOTES:**

- ALL TREES SHALL BE PLANTED AND STAKED PER CITY STANDARDS.
- TREES BE PLANTED WITHIN 3' OF HARDSCAPE ELEMENTS, SHALL HAVE A LINEAR ROOT BARRIER INSTALLED ADJACENT TO THE HARDSCAPE ELEMENT AT TIME OF TREE PLANTING.
- LANDSCAPE AND IRRIGATION SHALL COMPLY WITH CITY'S CURRENT WATER-EFFICIENT LANDSCAPE ORDINANCE.
- ALL PLANTING AREAS SHALL BE AUTOMATICALLY IRRIGATED PER CITY STANDARDS. USING LOW-FLOW SPRAY, BUBBLERS OR DRIP METHODS.
- ALL PLANTING AREAS SHALL BE MULCHED TO A MINIMUM DEPTH OF 3".



**RIPLEY DESIGN GROUP, INC.**  
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1615 Bonanza St., Suite 314  
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Fax 925.938.7436

**DEVELOPER:**

**KB HOME NORTH BAY**

4830 BUSINESS CENTER DRIVE, SUITE 150  
FAIRFIELD, CA 94534

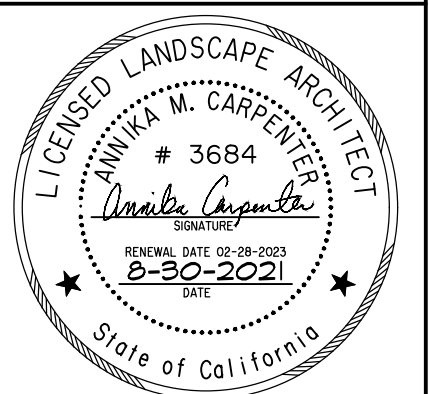
TEL. 707-389-7516

**PROJECT:**

**LAUREL RANCH - SUBDIVISION 8741**

ANTIOCH, CALIFORNIA

**LANDSCAPE SITE PLAN**



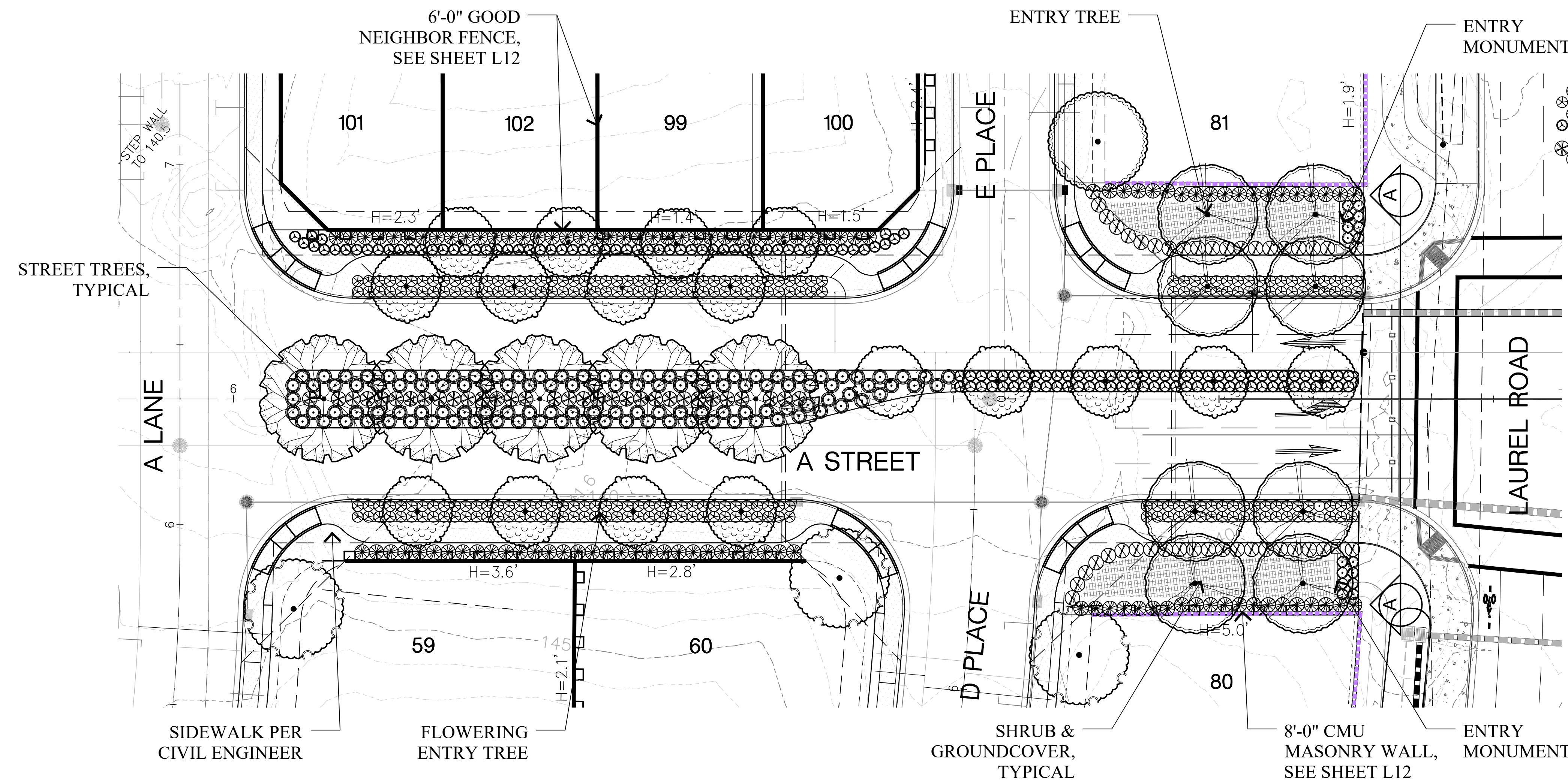
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**DATE:** AUG. 30, 2021  
**SCALE:** 1"=100'  
**DRAWN BY:** CL  
**CHECKED BY:** AMC

**REVISIONS:**

**SHEET**

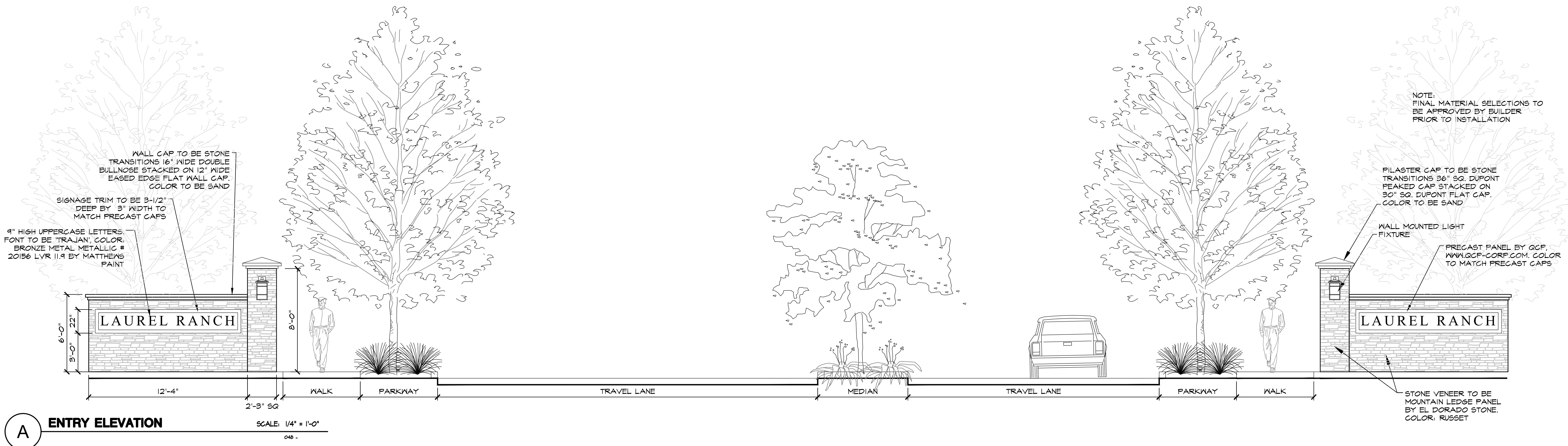
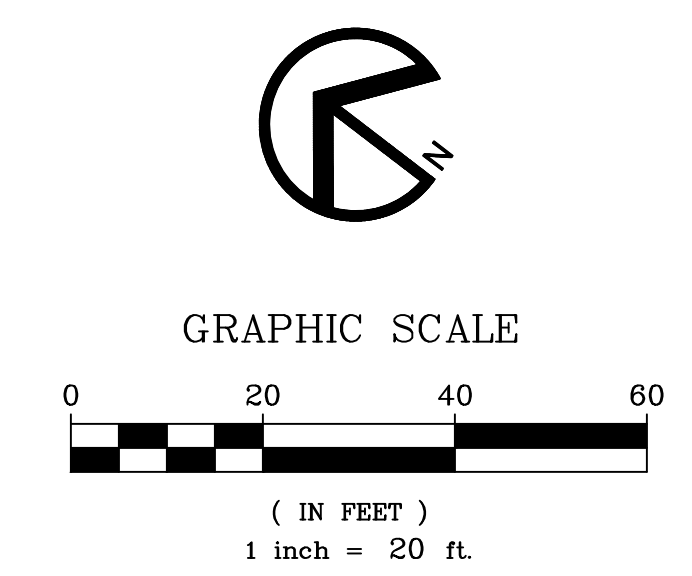
**L1**

OF L12 SHEETS

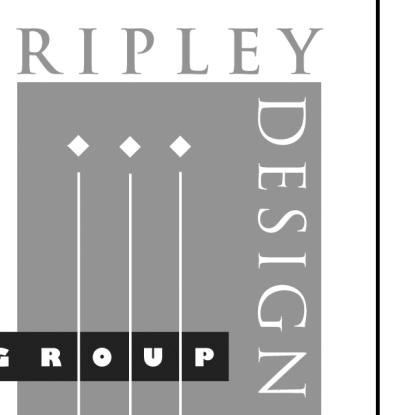


### PLANT LEGEND

BOTANICAL NAME	COMMON NAME	WATER USE	SPACING
<b>TREES</b>			
CELTIS SINENSIS	CHINESE HACKBERRY	MEDIUM	30' O.C.
LAGERSTROEMIA L. MUSKOGEE'	CRAPE MYRTLE	LOW	30' O.C.
PISTACIA CHINENSIS	CHINESE PISTACHE	LOW	30' O.C.
QUERCUS LOBATA	VALLEY OAK	LOW	30' O.C.
<b>SHRUBS</b>			
CISTUS X SKANBERGII	PINK ROCKROSE	LOW	48" O.C.
DIETES IRIDIODES	FORTNIGHT LILY	LOW	36" O.C.
LIGUSTRUM JAPONICUM 'TEXANUM'	WAXLEAF PRIVET	LOW	48" O.C.
LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	LOW	36" O.C.
LOROPETALUM CHINENSE 'CRIMSON FIRE'	CRIMSON FIRE LOROPETALUM	MEDIUM	36" O.C.
PHORMIUM 'MAORI QUEEN'	NEW ZEALAND FLAX	LOW	48" O.C.
PITTOSPORUM T. 'WHEELERS DWARF'	DWARF MOCK ORANGE	MEDIUM	48" O.C.
<b>GROUNDCOVERS</b>			
MUHLENBERGIA CAPILLARIS 'REGAL MIST'		LOW	36" O.C.
PINK-RED MUHLY			



**A ENTRY ELEVATION**  
SCALE: 1/4" = 1'-0"  
046



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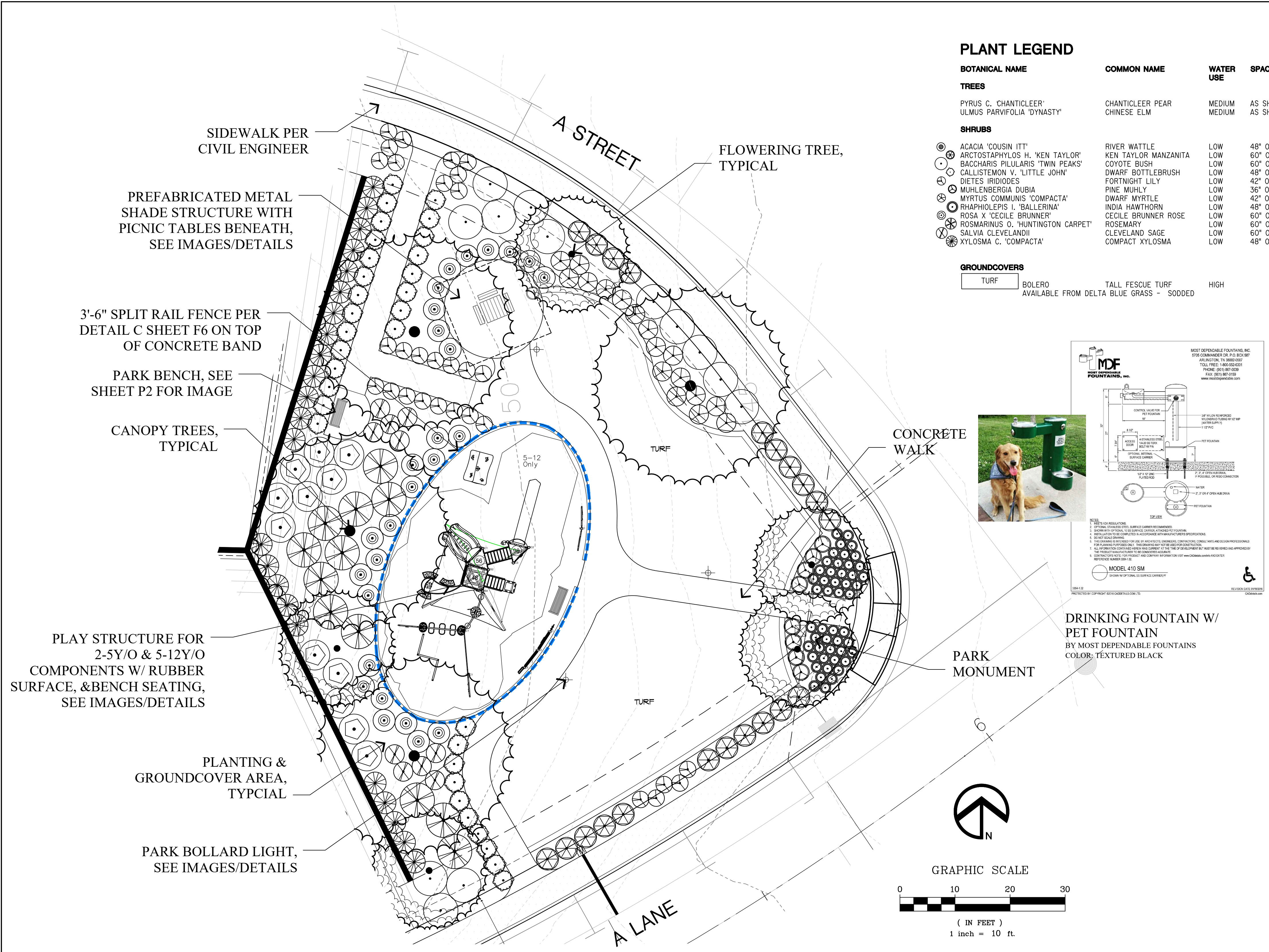
**PROJECT:**  
  
**LAUREL RANCH - SUBDIVISION 8741**  
  
ANTIOCH, CALIFORNIA

**ENTRY ROAD ENLARGEMENT**



**PROJECT #:**  
**DATE:** AUG. 30, 2021  
**SCALE:** 1"=20'  
**DRAWN BY:** CL  
**CHECKED BY:** AMC

**REVISIONS:**

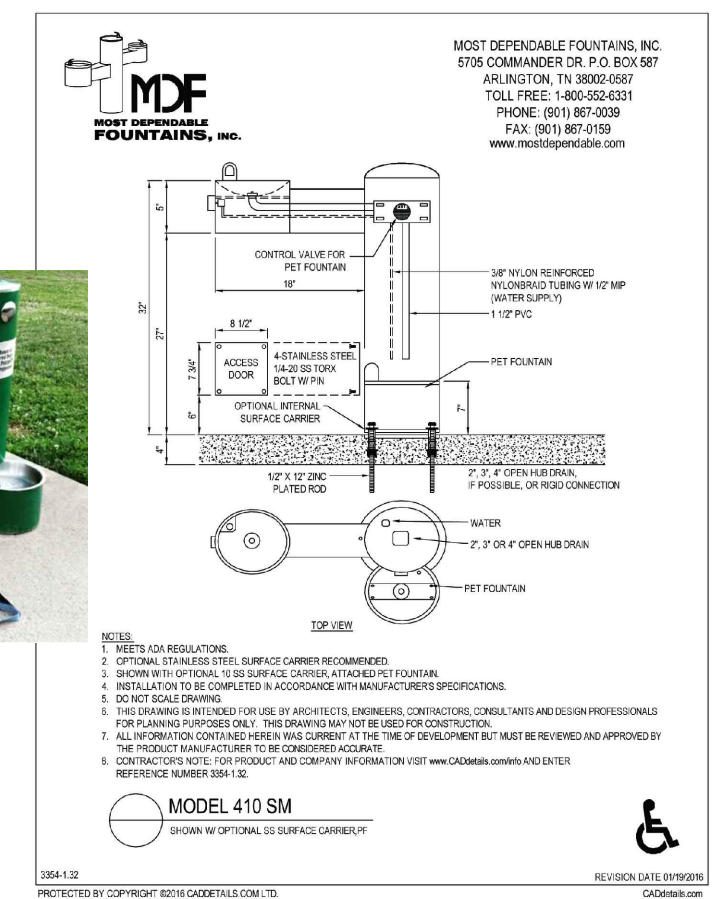



**PLANT LEGEND**

BOTANICAL NAME	COMMON NAME	WATER USE	SPACING
<b>TREES</b>			
PYRUS C. 'CHANTICLEER'	CHANTICLEER PEAR	MEDIUM	AS SHOWN
ULMUS PARVIFOLIA 'DYNASTY'	CHINESE ELM	MEDIUM	AS SHOWN
<b>SHRUBS</b>			
ACACIA 'COUSIN ITT'	RIVER WATTLE	LOW	48" O.C.
ARCTOSTAPHYLOS H. 'KEN TAYLOR'	KEN TAYLOR MANZANITA	LOW	60" O.C.
BACCHARIS PILULARIS 'TWIN PEAKS'	COYOTE BUSH	LOW	60" O.C.
CALLISTEMON V. 'LITTLE JOHN'	DWARF BOTTLEBRUSH	LOW	48" O.C.
DIETES IRIDIODES	FORTNIGHT LILY	LOW	42" O.C.
MUHLENBERGIA DUBIA	PINE MUHLY	LOW	36" O.C.
MYRTUS COMMUNIS 'COMPACTA'	DWARF MYRTLE	LOW	42" O.C.
RHAPHIOLEPIS I. 'BALLERINA'	INDIA HAWTHORN	LOW	48" O.C.
ROSA X 'CECILE BRUNNER'	CECILE BRUNNER ROSE	LOW	60" O.C.
ROSMARINUS O. 'HUNTINGTON CARPET'	ROSEMARY	LOW	60" O.C.
SALVIA CLEVELANDII	CLEVELAND SAGE	LOW	60" O.C.
XYLOSMA C. 'COMPACTA'	COMPACT XYLOSMA	LOW	48" O.C.

**GROUNDCOVERS**

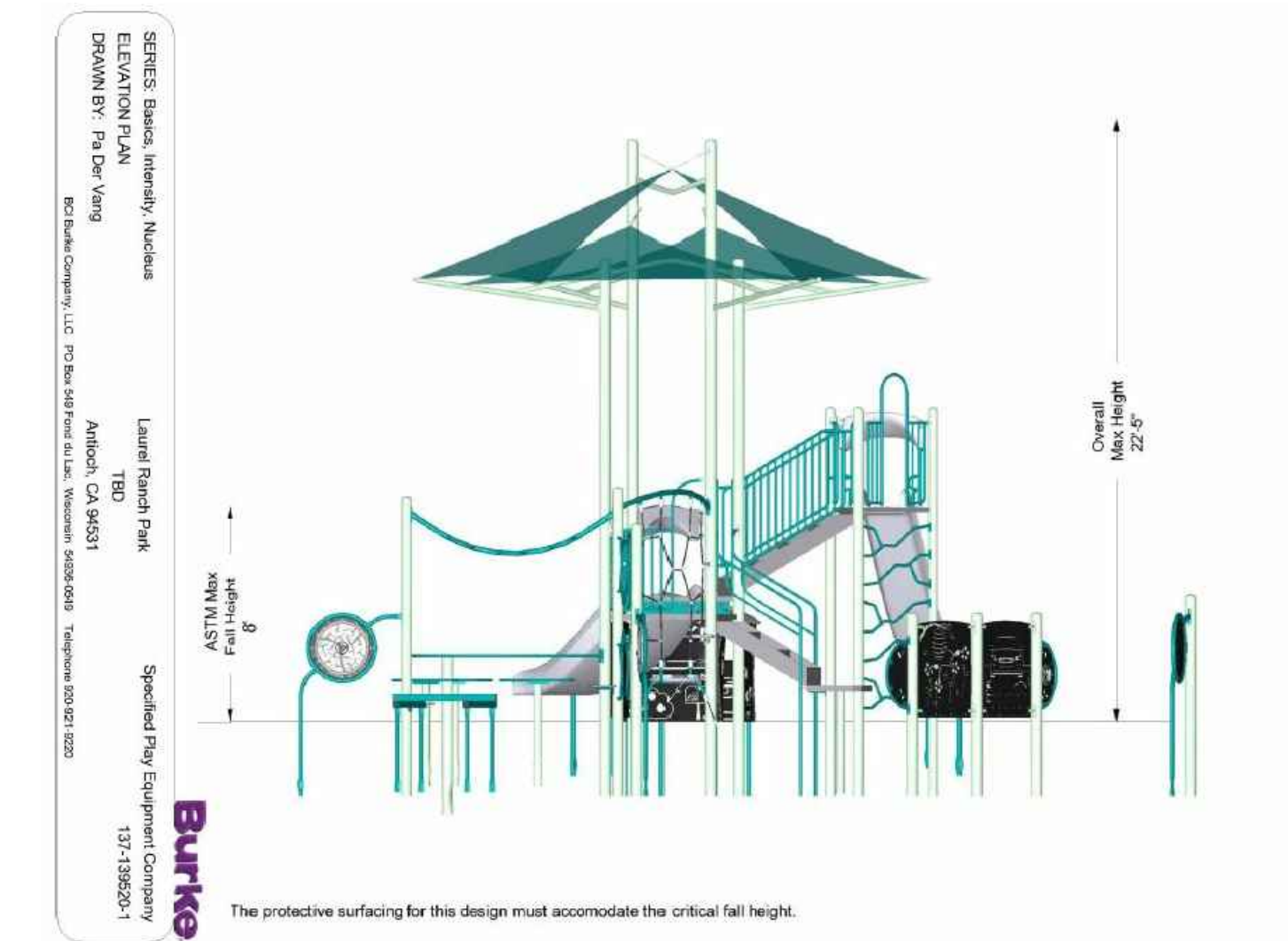
TURF	BOLERO	TALL FESCUE TURF	HIGH
		AVAILABLE FROM DELTA BLUE GRASS - SOODED	



DRINKING FOUNTAIN W/  
PET FOUNTAIN  
BY MOST DEPENDABLE FOUNTAINS  
COLOR: TEXTURED BLACK



PLAYGROUND RENDER

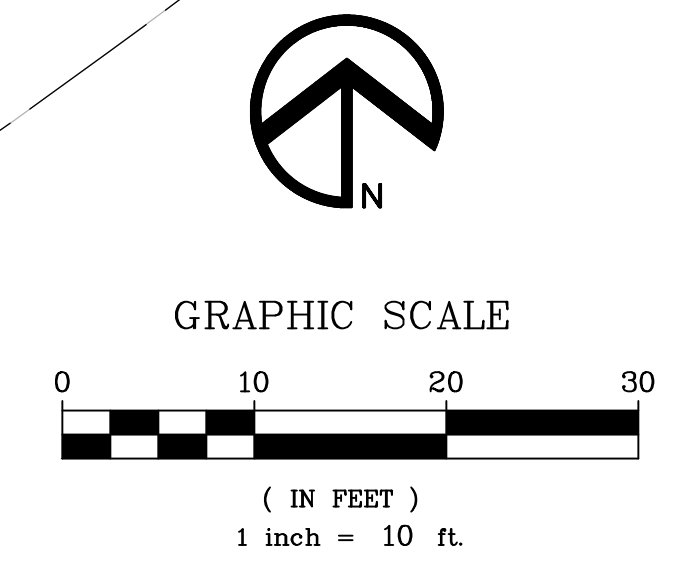


PLAYGROUND STRUCTURE  
COLORS: MINT, AQUA, TAN, BLACK, REDWOOD MATTE FINISH

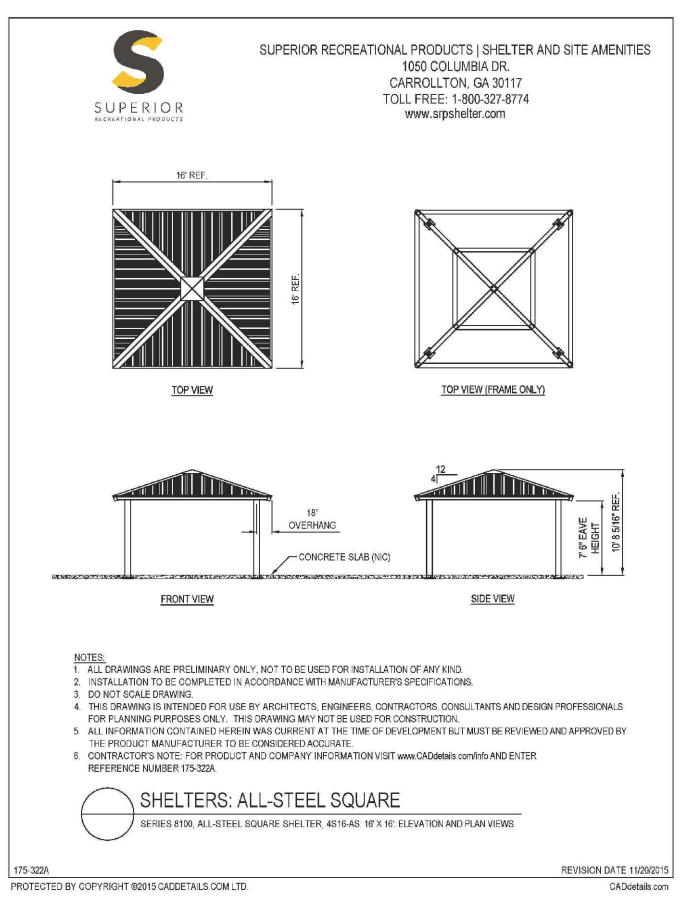
**FEATURED PLAY EVENTS**

- Legos® Slide**: With the Legos® Slide, kids can use each other's toys to create a unique and exciting slide.
- Tinkles® Bow**: Using a variety of materials and shapes, Tinkles® provides endless climbing, swinging and balancing opportunities for children ages 3-12.
- Leaf Seat**: From the award-winning designers at Burke, the Leaf Seat is a unique and playful seating option that provides extra sensory experiences.
- Ava Square Shade**: The Ava Square Shade provides protection from the sun with UV-370 canopy protection and a durable, weather-resistant frame. The addition of Ava can shade the entire lot of the park and create a design in which you want.
- Athletic Arch OH**: This archway helps kids develop strength and balance, improve eye-hand coordination and motor skills, and provides a fun challenge for children with all abilities.
- Waver Ring Panel**: Create the perfect play area for children with Sensory Inclusive Play Panels. The play panels encourage exploration, sensory and fine motor skills for children with all abilities.
- Playhouse**: From the award-winning designers at Burke, the Playhouse is a unique and playful structure that provides extra sensory experiences.
- Novo® Teardrop Climber**: The Novo® Teardrop Climber provides a fun and challenging climbing experience for children with all abilities. The structure is made of durable, weather-resistant materials and is designed to be a part of the overall design.

PLAYGROUND COMPONENTS



SHADE STRUCTURE  
BY SUPERIOR RECREATIONAL PRODUCTS  
FRAME AND POST COLOR: POWDER COATED ICED COFFEE  
ROOF COLOR: BLACK



- NOTES:**
- SHADE STRUCTURE TO BE 16'X16' SINGLE TIER SQUARE STEEL FRAME SHELTER MODEL #8116; STANDARD POSTS, 24-GAUGE R-PANEL ROOF, W/OPTIONAL "CIRCLE PATTERN" LATTICE TRIM ALL FOUR SIDES.
  - AVAILABLE FROM SUPERIOR RECREATION PRODUCTS OR EQUAL
  - SRPSHELTER.COM (800) 327-8174
  - FRAME COLOR & POST COLOR TO BE POWDER COATED ICED COFFEE, ROOF COLOR TO BE EVERGREEN.
  - INSTALL PER MANUFACTURER'S SPECIFICATIONS.



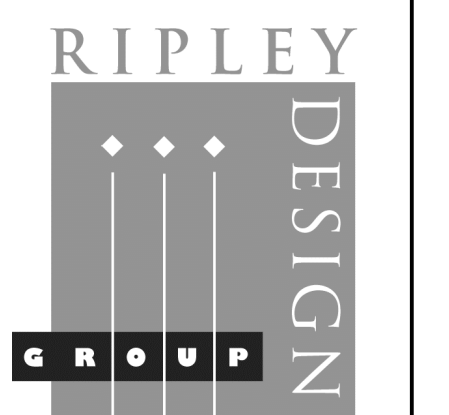
BARBEQUE STATION



PICNIC TABLES: APEX ENSEMBLE  
BY FORMS AND SURFACES  
COLOR: POWDER COATED INK BLUE TEXTURE



BOLLARD LIGHT  
BY STERNBERG LIGHTING  
COLOR: WEATHERED BLACK



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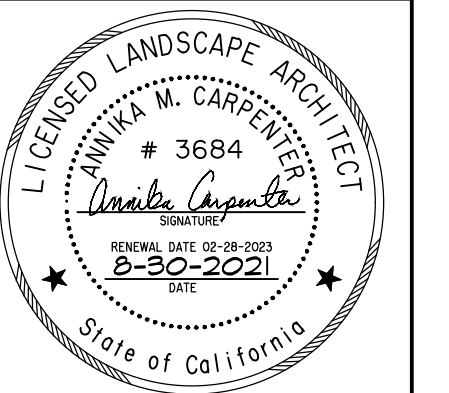
TEL. 707-389-7516

PROJECT:

LAUREL  
RANCH  
-  
SUBDIVISION  
8741

ANTIOCH,  
CALIFORNIA

PARCEL A  
PARK

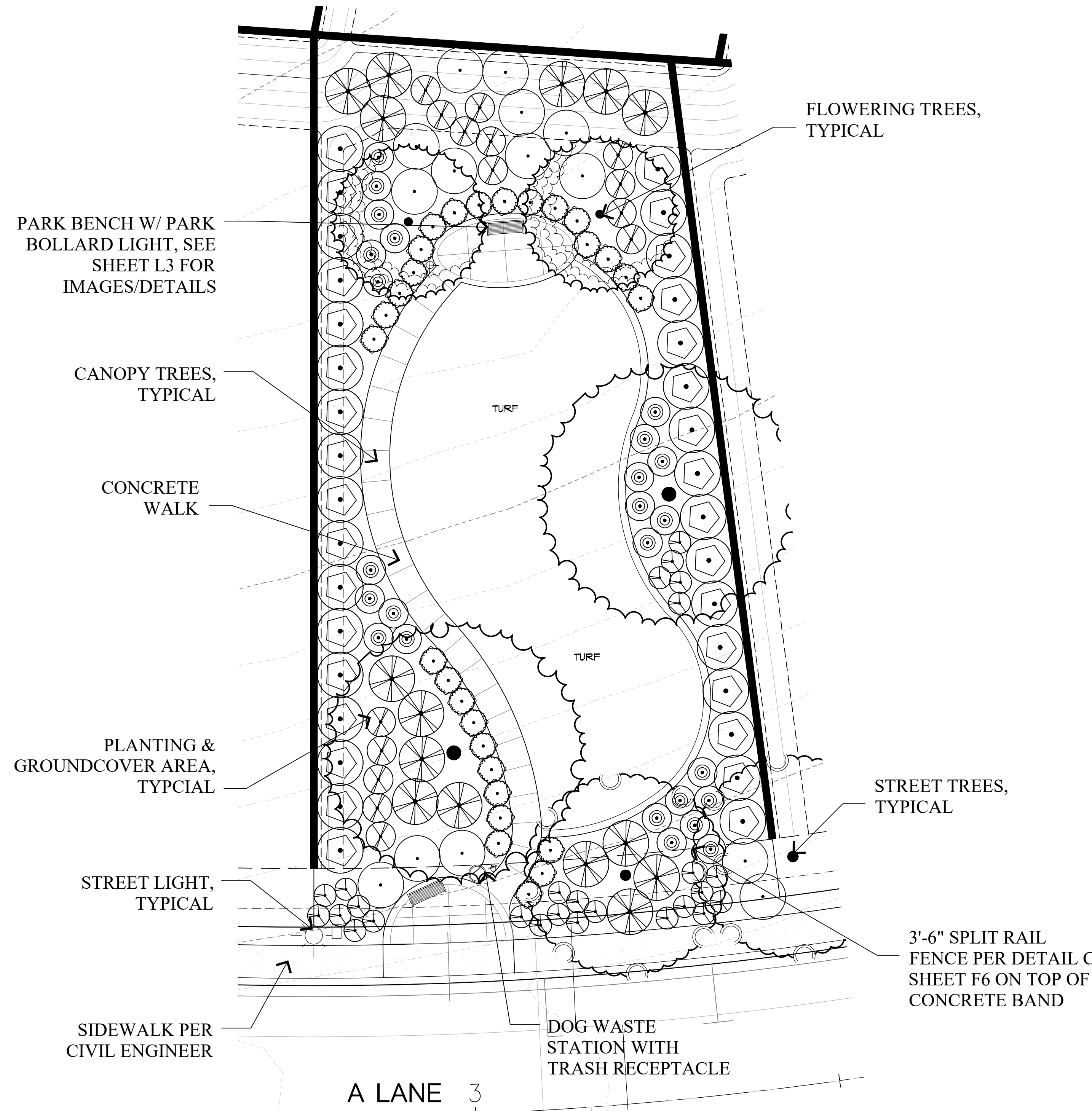
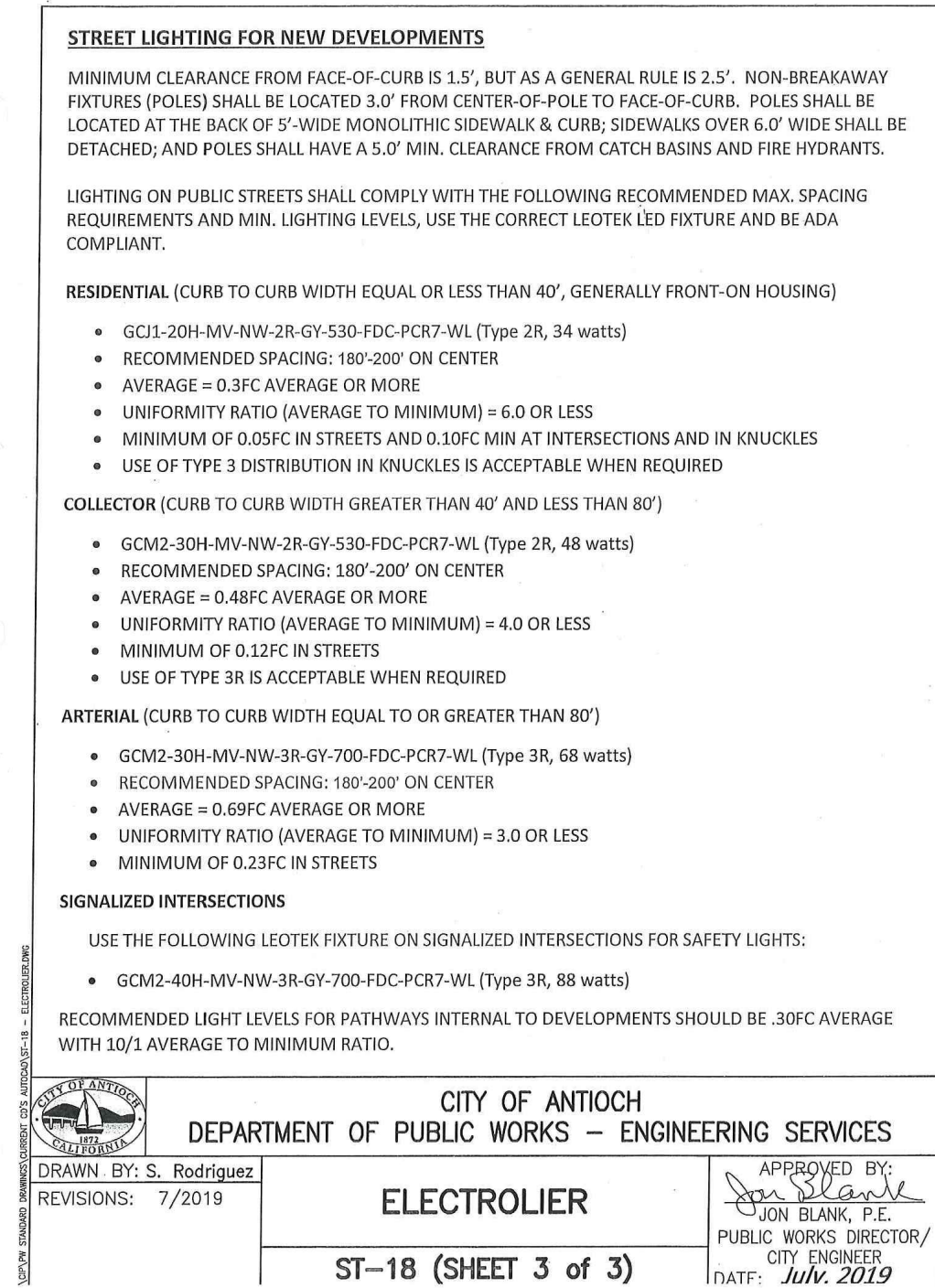
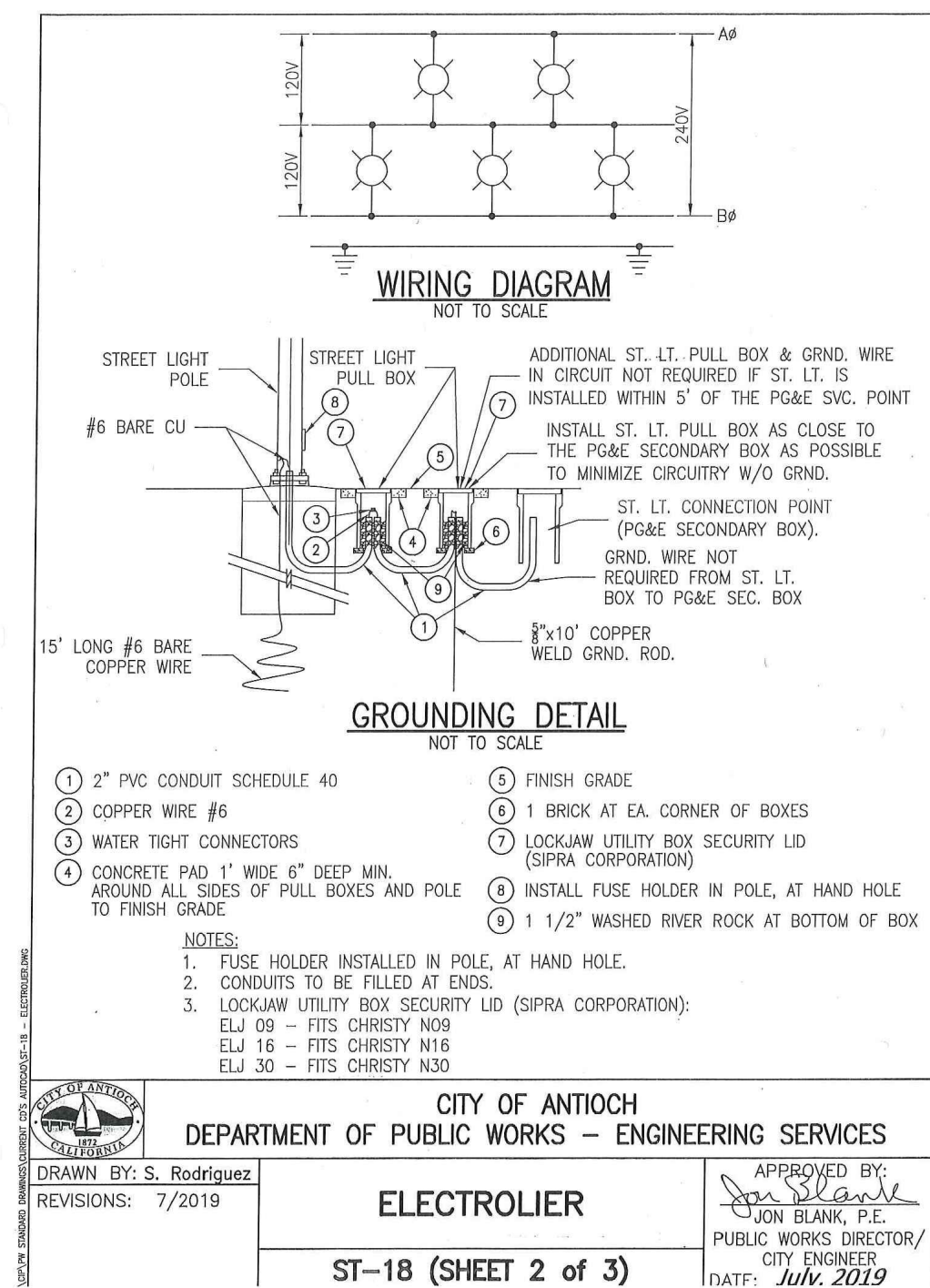
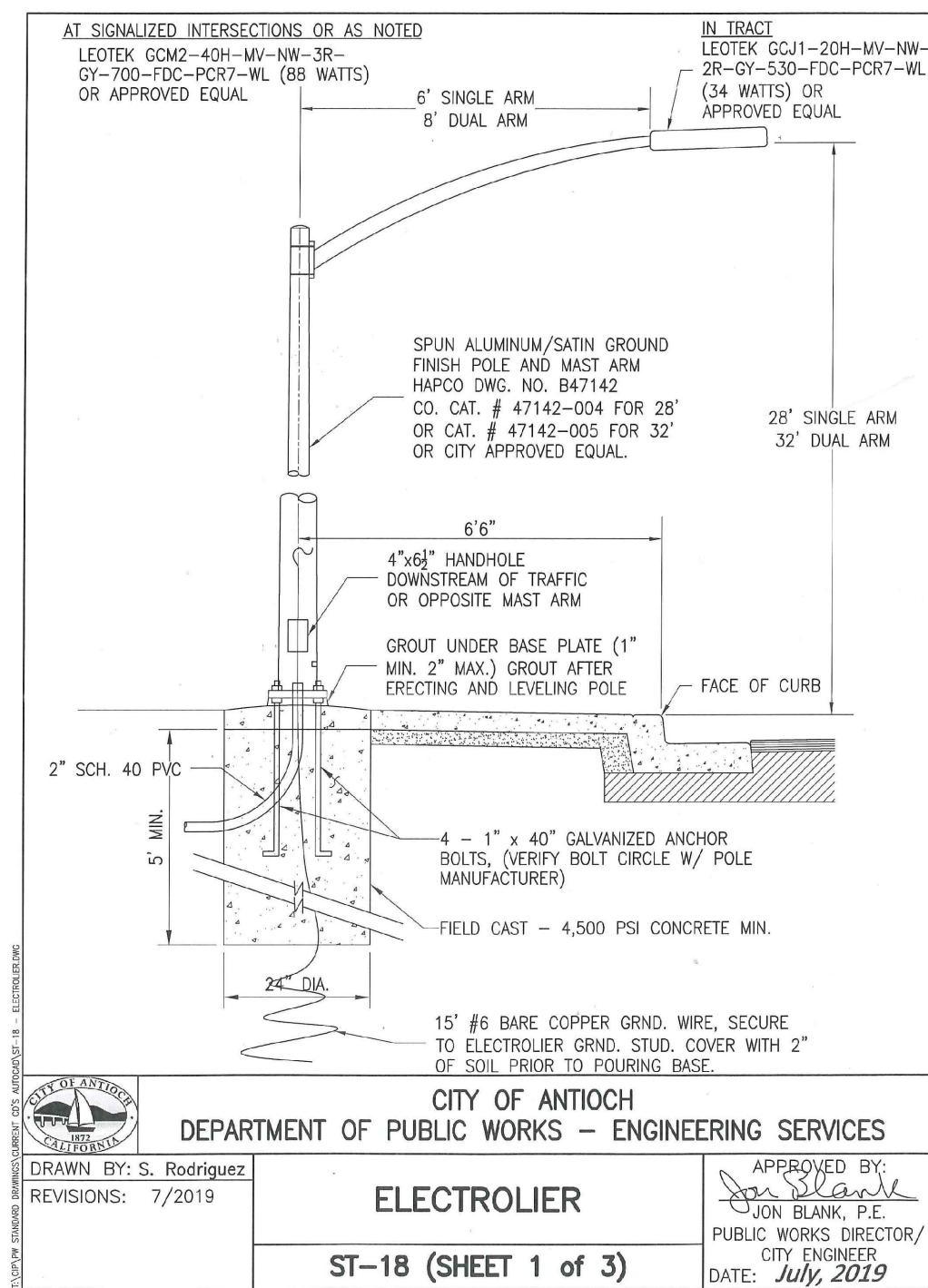


PROJECT #:  
DATE: AUG. 30, 2021  
SCALE: 1"=10'  
DRAWN BY: CL  
CHECKED BY: AMC

**REVISIONS:**

NO.	DATE	DESCRIPTION

SHEET  
**L3**  
OF L12 SHEETS



TRASH RECEPTACLE: 436  
BY DUMOR  
COLOR: TEXTURED BLACK



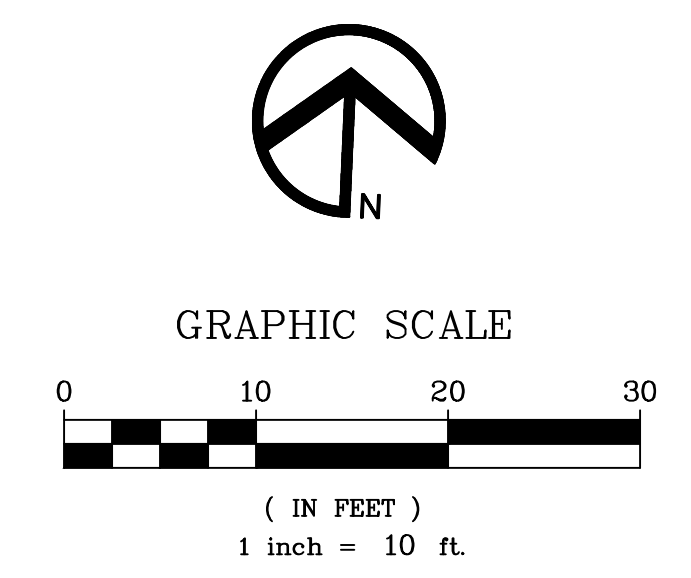
MUTT MITT PARK DISPENSER



PARK BENCH: VERA  
BY MMCITE  
COLOR: POWDER COATED BLACK GREY

PLANT LEGEND

BOTANICAL NAME	COMMON NAME	WATER USE	SPACING
<b>TREES</b>			
CELTIS SINENSIS	CHINESE HACKBERRY	MEDIUM	AS SHOWN
PYRUS C. CHANTICLEER'	CHANTICLEER PEAR	MEDIUM	AS SHOWN
ULMUS PARVIFOLIA 'DYNASTY'	CHINESE ELM	MEDIUM	AS SHOWN
<b>SHRUBS</b>			
ACACIA 'COUSIN ITT'	RIVER WATTLE	LOW	48" O.C
BACCHARIS PILULARIS 'TWIN PEAKS'	COYOTE BUSH	LOW	60" O.C
CALLISTEMON V. 'LITTLE JOHN'	DWARF BOTTLEBRUSH	LOW	48" O.C
DIETES IRIDIODES	FORTNIGHT LILY	LOW	42" O.C
LIGUSTRUM JAPONICUM 'TEXANUM'	WAXLEAF PRIVET	LOW	60" O.C
ROSMARINUS O. 'HUNTINGTON CARPET'	ROSEMARY	LOW	60" O.C
SALVIA CLEVELANDII	CLEVELAND SAGE	LOW	60" O.C
<b>GROUNDCOVERS</b>			
TURF	BOLERO TALL FESCUE TURF AVAILABLE FROM DELTA BLUE GRASS - SODDED	HIGH	



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PROJECT:

**LAUREL RANCH - SUBDIVISION 8741**

ANTIOCH, CALIFORNIA

**LOT 48 PARK**

PROJECT #:  
DATE: AUG. 30, 2021  
SCALE: 1"=10'  
DRAWN BY: CL  
CHECKED BY: AMC

REVISIONS:


SHEET

**L4**

OF L12 SHEETS



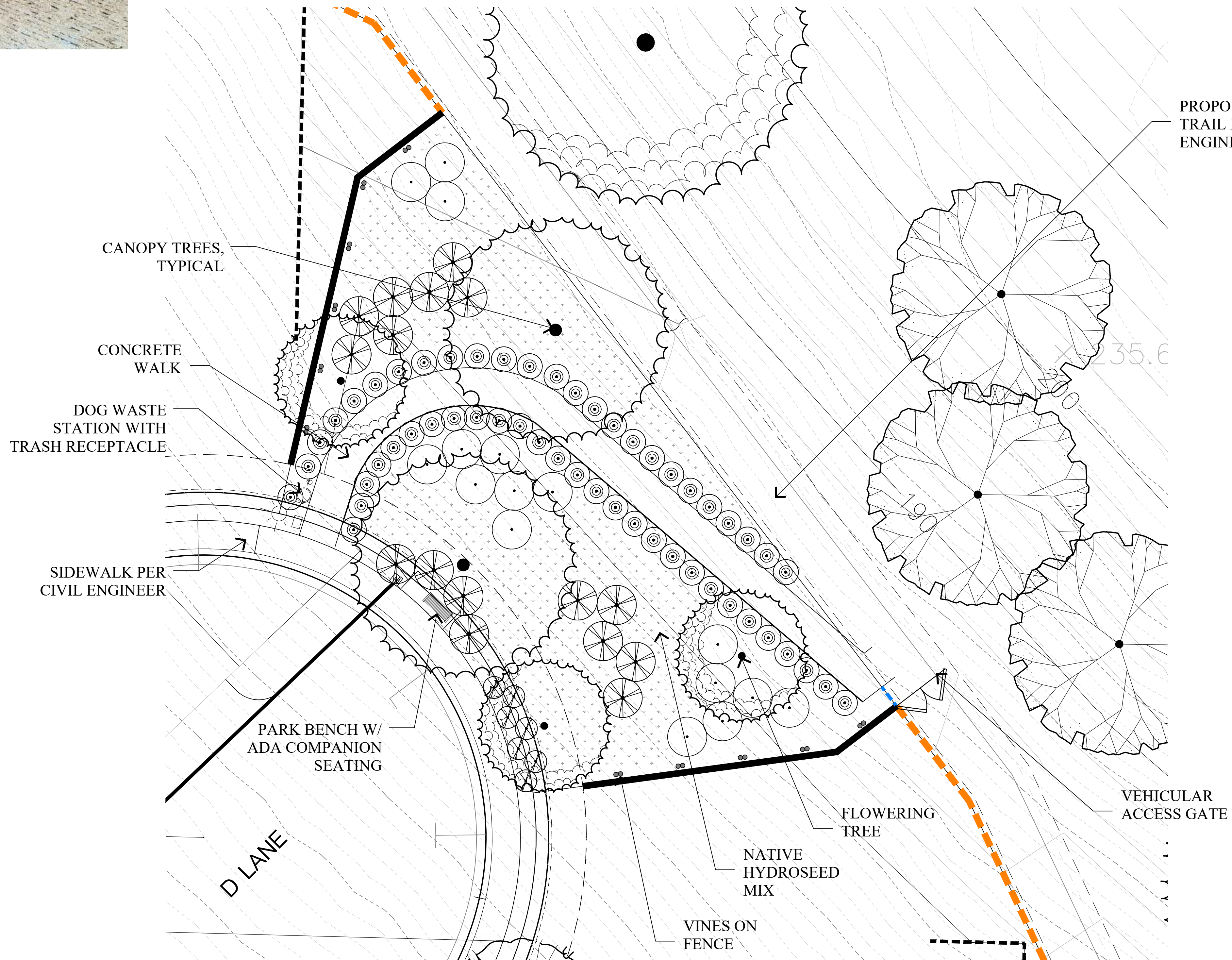
**PARK BENCH: VERA**  
BY MMCITE  
COLOR: POWDER COATED BLACK GREY



**TRASH RECEPTACLE: 436**  
BY DUMOR  
COLOR: TEXTURED BLACK



**MUTT MITT PARK DISPENSER**



**PLANT LEGEND**

BOTANICAL NAME	COMMON NAME	WATER USE	SPACING
<b>TREES</b>			
PYRUS C. 'CHANTICLEER'	CHANTICLEER PEAR	MEDIUM	AS SHOWN
ULMUS PARVIFOLIA 'DYNASTY'	CHINESE ELM	MEDIUM	AS SHOWN
<b>SHRUBS</b>			
ACACIA 'COUSIN ITT'	RIVER WATTLE	LOW	48" O.C
BACCHARIS PILULARIS 'TWIN PEAKS'	COYOTE BUSH	LOW	60" O.C
ROSMARINUS O. 'HUNTINGTON CARPET'	ROSEMARY	LOW	60" O.C
SALVIA CLEVELANDII	CLEVELAND SAGE	LOW	60" O.C
<b>VINES</b>			
VITIS CALIFORNICA 'ROGER'S RED'	CALIFORNIA WILD GRAPE	LOW	10' O.C
<b>GROUNDCOVERS</b>			
HYDROSEED SEED	REFER TO SF BAY HABITAT MIX SHOWN THIS SHEET	LOW	

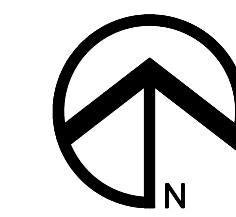
**HYDROSEEDING SPECIFICATIONS**

HYDROSEED SHALL CONSIST OF MIXING AND APPLYING SEED, FERTILIZER AND SOIL BINDER WITH FIBER AND WATER. MIXING SHALL BE PERFORMED IN A TANK WITH A BUILT-IN CONTINUOUS AGITATION SYSTEM, WITH AN OPERATING CAPACITY TO PRODUCE A HOMOGENEOUS MIXTURE AND DISCHARGE SYSTEM WHICH WILL APPLY THE MIXTURE AT A CONTINUOUS AND UNIFORM RATE. THE TANK SHALL HAVE A MINIMUM CAPACITY OF 1,000 GALLONS. THE MATERIALS AND QUANTITIES TO BE MIXED ARE AS FOLLOWS:

**SF BAY HABITAT MIX- 2014**

LBS./ACRE	SPECIES/COMMON NAME	- 48 TOTAL LBS.
10	BROMUS CARINATUS/NATIVE CALIFORNIA BROME	
8	ELYMUS GLAUCUS/BLUE WILD RYE	
8	HORDEUM CALIFORNICUM/CALIFORNIA BARLEY	
5	FESTUCA IDAHOENSIS/IDAHO FESCUE	
5	NASSELLA PULCHRA/PURPLE NEEDLEGRASS	
4	POA SECUNDA/NATIVE PINE BLUEGRASS	
8	BAY NATIVE WILDFLOWER LEEDS MIX 2013 BY PACIFIC COAST SEED:	
	ACHILLEA MILLEFOLIUM/NATIVE YARROW	
	CASTILLEJA EXERTA/PURPLE OWLS CLOVER	
	CLARKIA PURPUREA/WINE CUP CLARKIA	
	ERIOGONUM NUDUM/NAKED BUCKWHEAT	
	ERIOPHYLLUM CONFERTIFOLIUM/GOLDEN YARROW	
	ESCHSCHOLZIA CALIFORNICA/CALIFORNIA POPPY	
	EUTHAMNIA OCCIDENTALIS/WESTERN GOLDENROD	
	GRINDELIA CAMPORUM/GUMPLANT	
	LUPINUS NANUS/SKY LUPINE	
	PHACELIA CALIFORNICA/PERENNIAL BLUEBELL	
	RANUNCULUS CALIFORNICA/CALIFORNIA BUTTERCUPS	
	SISTRICHNIUM BELLUM/BLUE EYED GRASS	
	TRIPHYSARIA/YELLOW OWLS CLOVER	
	WYETHIA ANGSTIFOLIA/MULE EARS	

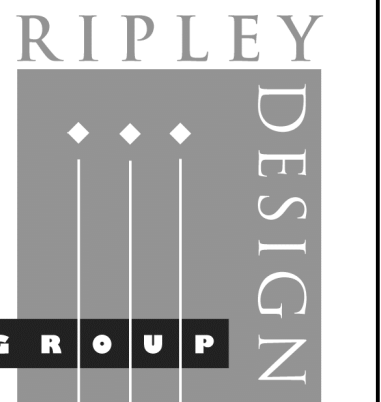
PACIFIC COAST SEED  
533 HAWTHORNE PLACE,  
LIVERMORE CA 94550  
PH: (925) 373-4417  
FAX: (925) 373-6855



GRAPHIC SCALE



( IN FEET )  
1 inch = 10 ft.



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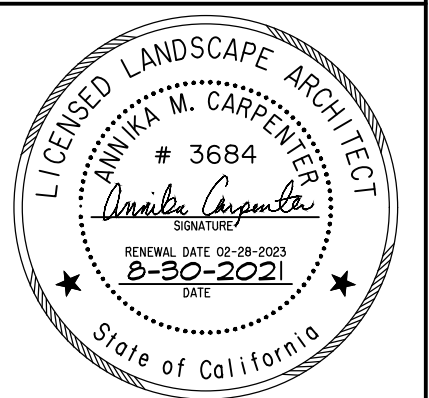
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8741**

**ANTIOCH,  
CALIFORNIA**

**PARCEL B  
PARK**



**PROJECT #:**  
**DATE: AUG. 30, 2021**  
**SCALE: 1"=10'**  
**DRAWN BY: CL**  
**CHECKED BY: AMC**

**REVISIONS:**

**SHEET**

**L5**

**OF L12 SHEETS**

DEVELOPER:

**KB HOME NORTH BAY**

4830 BUSINESS CENTER DRIVE, SUITE 150  
FAIRFIELD, CA 94534

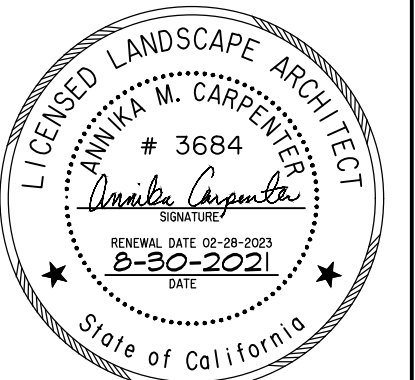
TEL. 707-389-7516

PROJECT:

**LAUREL RANCH - SUBDIVISION 8741**

ANTIOCH, CALIFORNIA

**BIO-RETENTION AREAS**



PROJECT #:

DATE: AUG. 30, 2021

SCALE: 1"=20'

DRAWN BY: CL

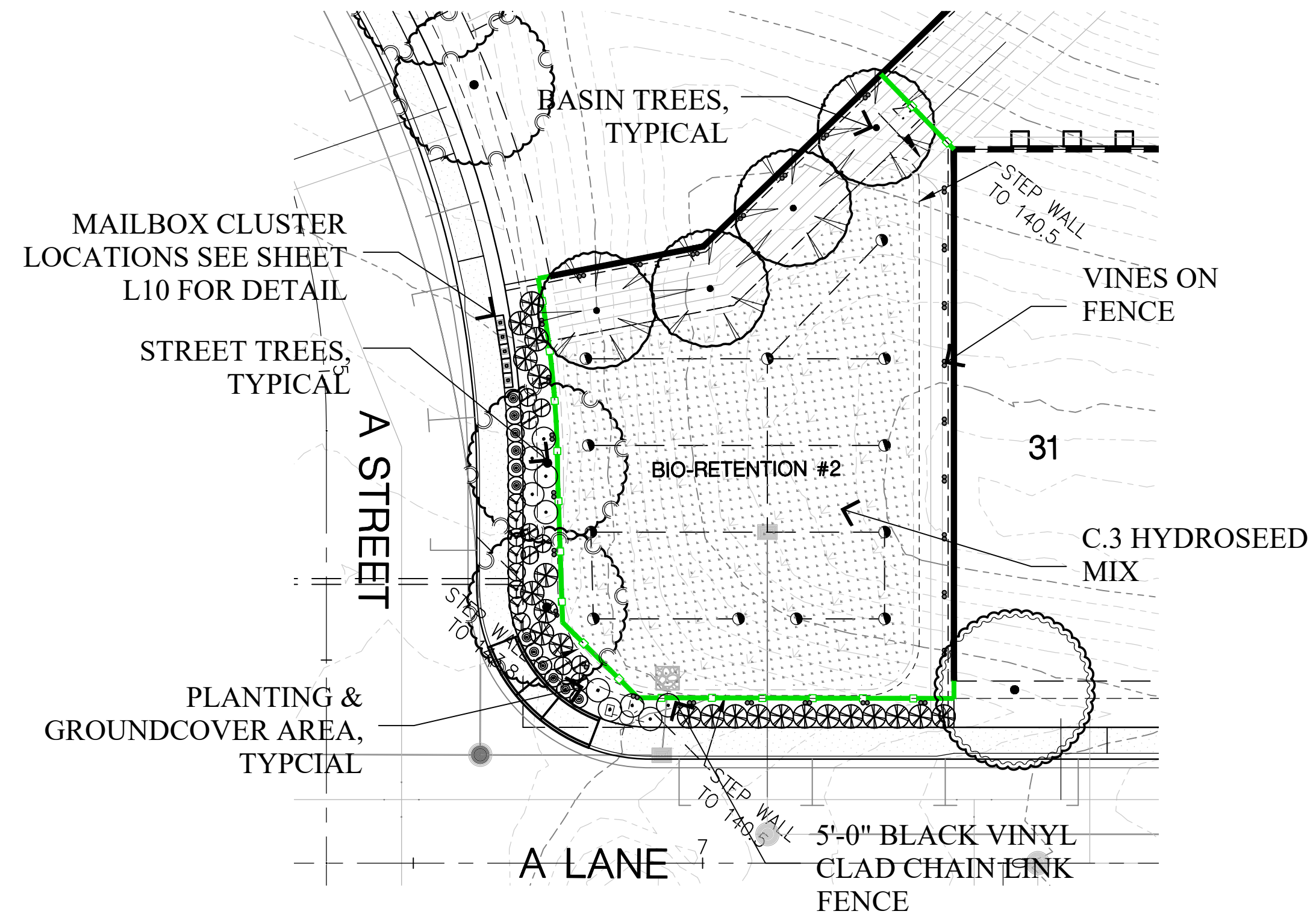
CHECKED BY: AMC

REVISIONS:

SHEET

**L6**

OF L12 SHEETS



**PLANT LEGEND**

BOTANICAL NAME	COMMON NAME	WATER USE	SPACING
<b>TREES</b>			
CERCIS OCCIDENTALIS	WESTERN REDBUD	LOW	20' O.C.
<b>SHRUBS</b>			
ACACIA 'COUSIN ITT'	RIVER WATTLE	LOW	48" O.C.
BACCHARIS PILULARIS 'TWIN PEAKS'	COYOTE BUSH	LOW	60" O.C.
DIETES IRIODOIDES	FORTNIGHT LILY	LOW	42" O.C.
ROSMARINUS O. 'HUNTINGTON CARPET'	ROSEMARY	LOW	60" O.C.
SALVIA CLEVELANDII	CLEVELAND SAGE	LOW	60" O.C.
<b>VINES ON FENCE</b>			
JASMINUM POLYANTHUM	PINK JASMINE	MEDIUM	10' O.C.
VITIS CALIFORNICA 'ROGER'S RED'	CALIFORNIA WILD GRAPE	LOW	10' O.C.
<b>VINES ON WALL</b>			
PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	MEDIUM	10' O.C.
<b>C.3 GROUNDCOVERS</b>			
HYDROSEED SEED	REFER TO ORNAMENTAL BIOSWALE MIX SHOWN THIS SHEET	LOW	

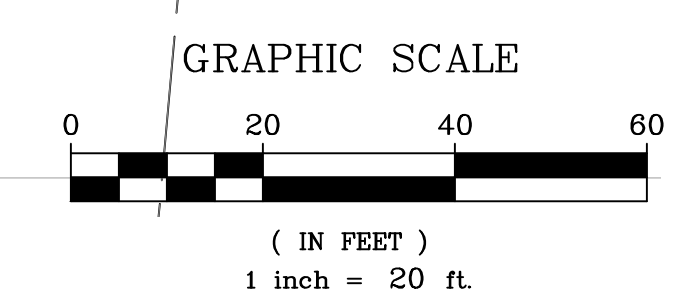
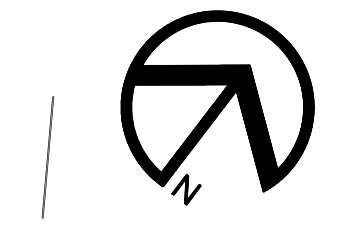
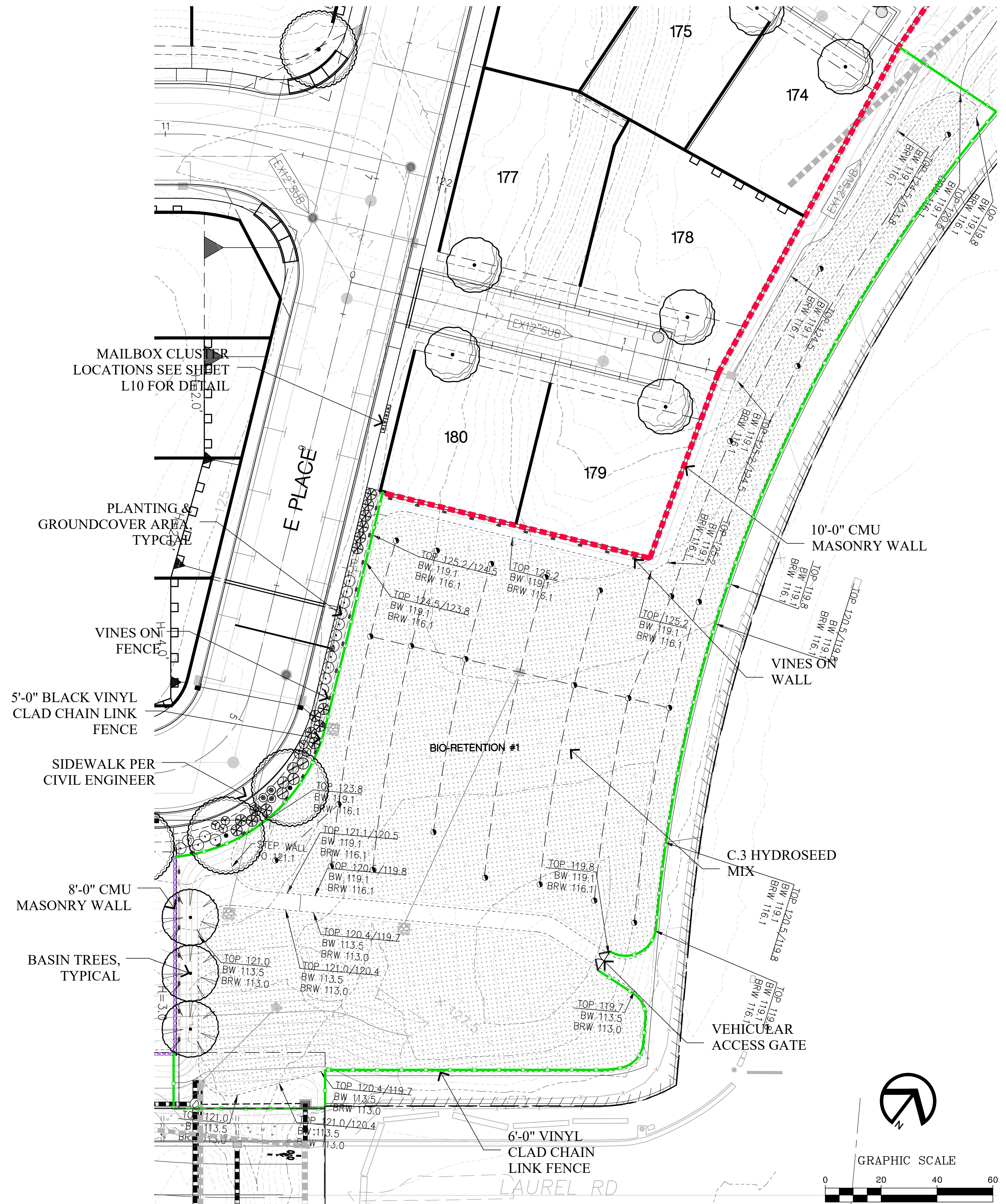
**HYDROSEEDING SPECIFICATIONS**

HYDROSEED SHALL CONSIST OF MIXING AND APPLYING SEED, FERTILIZER AND SOIL BINDER WITH FIBER AND WATER. MIXING SHALL BE PERFORMED IN A TANK WITH A BUILT-IN CONTINUOUS AGITATION SYSTEM, WITH AN OPERATING CAPACITY TO PRODUCE A HOMOGENEOUS MIXTURE AND DISCHARGE SYSTEM WHICH WILL APPLY THE MIXTURE AT A CONTINUOUS AND UNIFORM RATE. THE TANK SHALL HAVE A MINIMUM CAPACITY OF 1000 GALLONS. THE MATERIALS AND QUANTITIES TO BE MIXED ARE AS FOLLOWS:

**ORNAMENTAL BIOSWALE MIX**

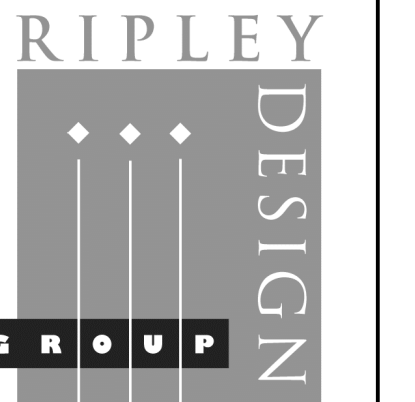
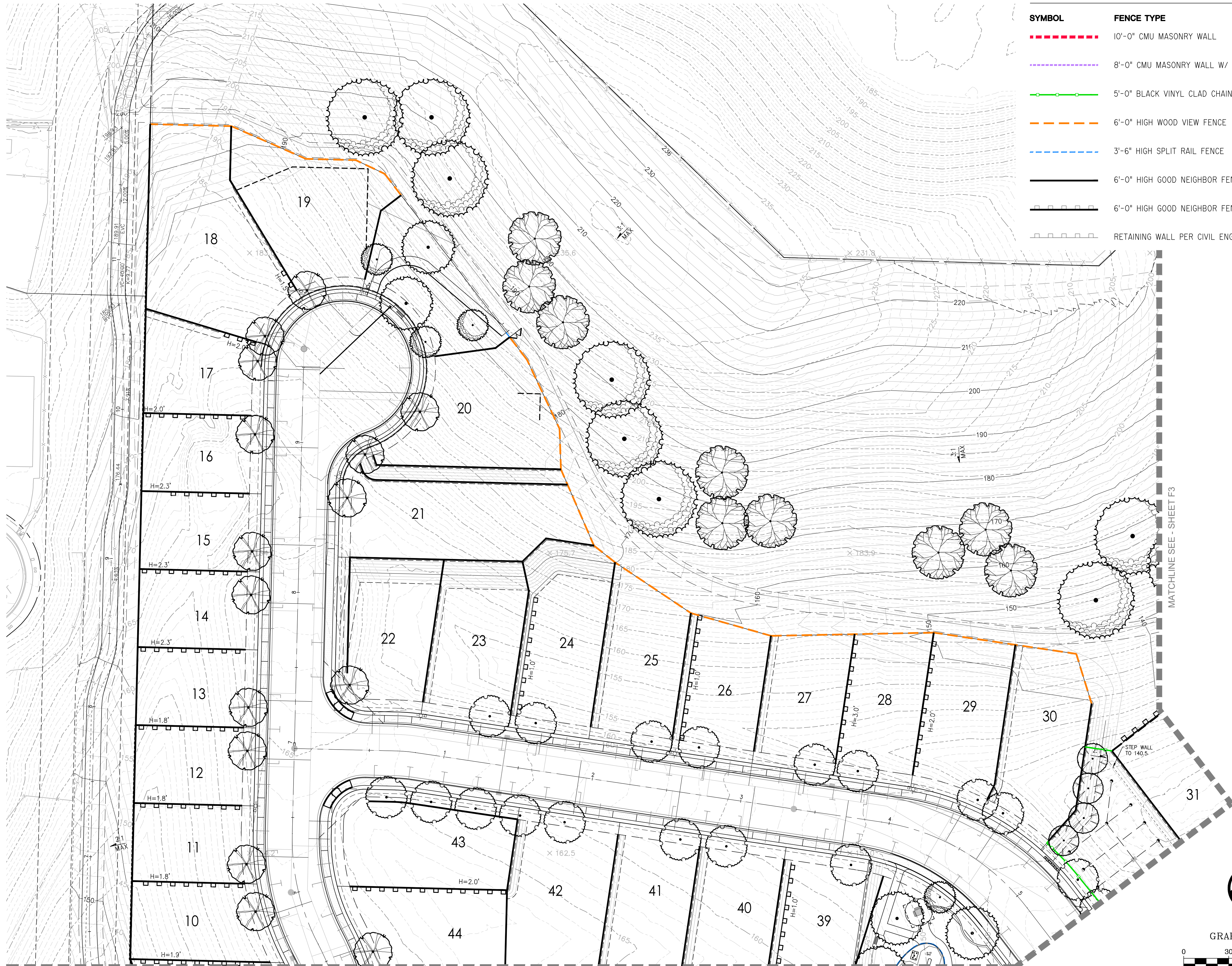
LBS./AC	SPECIES
45.00	FESTUCA LONGIFOLIA
45.00	FESTUCA OVINA
45.00	FESTUCA GLAUCA GLAUCA
6.00	AGROSTIS PALLENS
4.00	CAREX DIVULSA

PACIFIC COAST SEED  
533 HAWTHORNE PLACE,  
LIVERMORE CA 94550  
PH: (925) 373-4417  
FAX: (925) 373-6855



**FENCE LEGEND**

SYMBOL	FENCE TYPE
	10'-0" CMU MASONRY WALL
	8'-0" CMU MASONRY WALL W/ RETAINING
	5'-0" BLACK VINYL CLAD CHAIN-LINK FENCE
	6'-0" HIGH WOOD VIEW FENCE
	3'-6" HIGH SPLIT RAIL FENCE
	6'-0" HIGH GOOD NEIGHBOR FENCE
	6'-0" HIGH GOOD NEIGHBOR FENCE ON RETAINING WALL
	RETAINING WALL PER CIVIL ENGINEER



**RIPLEY DESIGN GROUP, INC.**  
 Landscape Architecture  
 Land Planning  
 1615 Bonanza St., Suite 314  
 Walnut Creek  
 California 94596  
 Tel 925.938.7377  
 Fax 925.938.7436

**DEVELOPER:**

**KB HOME NORTH BAY**

4830 BUSINESS CENTER  
 DRIVE, SUITE 150  
 FAIRFIELD, CA 94534

TEL. 707-389-7516

**PROJECT:**

**LAUREL RANCH  
 -  
 SUBDIVISION  
 8741**

ANTIOCH,  
 CALIFORNIA

**FENCING &  
 WALL PLAN**



**PROJECT #:**  
**DATE:** AUG. 30, 2021  
**SCALE:** 1"=30'  
**DRAWN BY:** CL  
**CHECKED BY:** AMC

**REVISIONS:**

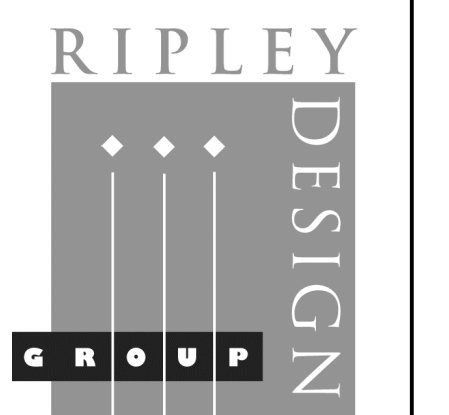

**SHEET**

**L7**  
 OF L12 SHEETS

MATCHLINE SEE - SHEET F1

**FENCE LEGEND**

SYMBOL	FENCE TYPE
	10'-0" CMU MASONRY WALL
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**PROJECT:**

**LAUREL RANCH - SUBDIVISION 8741**

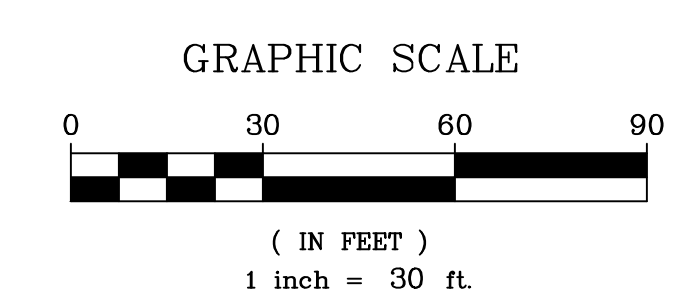
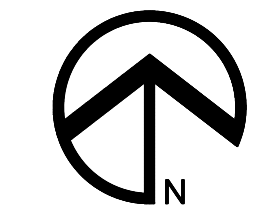
ANTIOCH, CALIFORNIA

**FENCING & WALL PLAN**



**PROJECT #:**  
**DATE:** AUG. 30, 2021  
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**DRAWN BY:** CL  
**CHECKED BY:** AMC

**REVISIONS:**

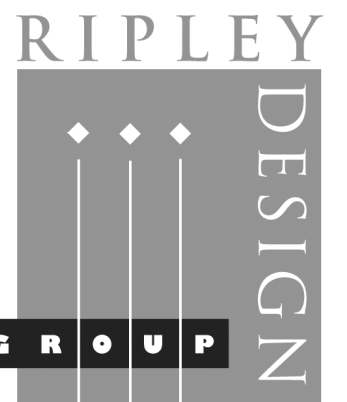


**SHEET**

**L8**

OF L12 SHEETS





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DEVELOPER:

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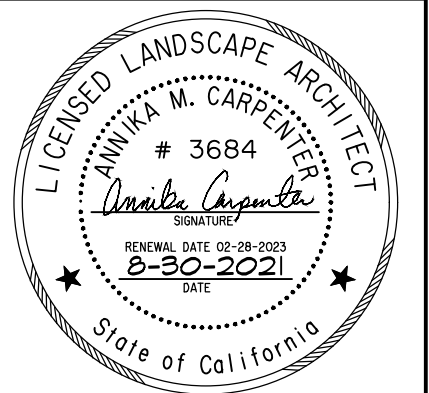
TEL. 707-389-7516

PROJECT:

**LAUREL RANCH - SUBDIVISION 8741**

ANTIOCH, CALIFORNIA

**FENCING & WALL PLAN**



PROJECT #:  
 DATE: AUG. 30, 2021  
 SCALE: 1"=30'  
 DRAWN BY: CL  
 CHECKED BY: AMC

REVISIONS:

SHEET

**L9**

OF L12 SHEETS



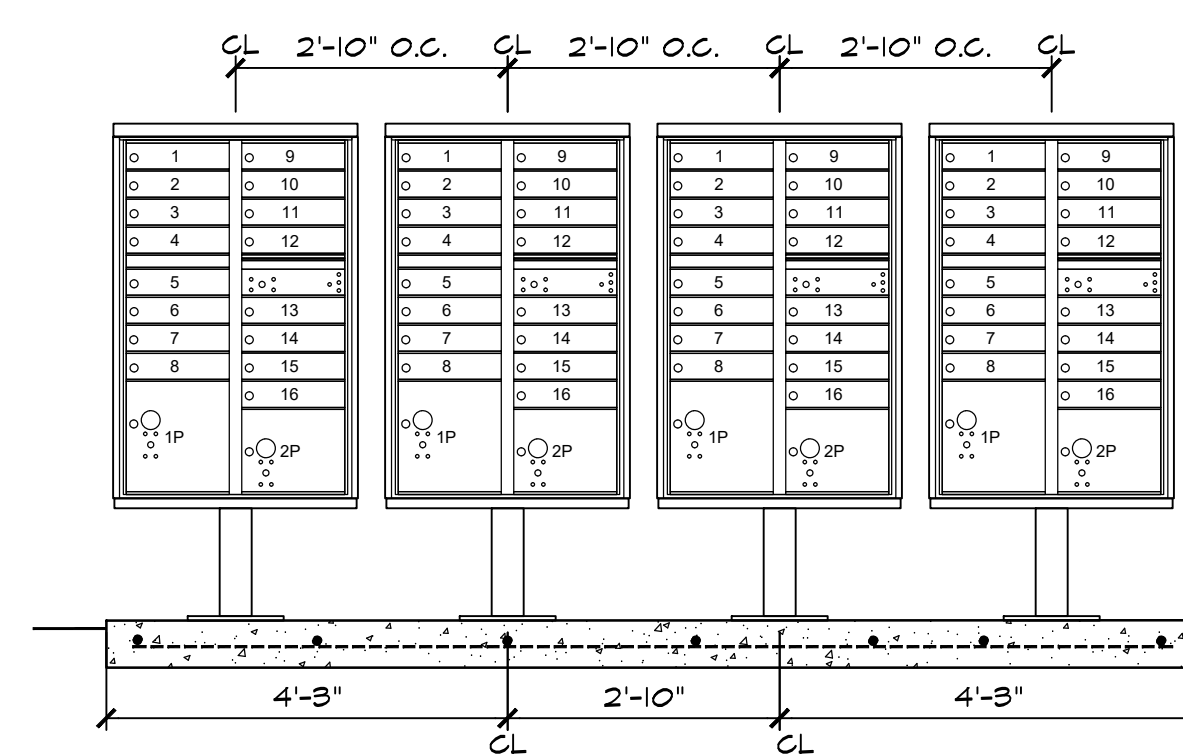
MAILBOX CLUSTER LOCATIONS SEE DETAIL

MATCHLINE SEE - SHEET F5

MATCHLINE SEE - SHEET F3

38

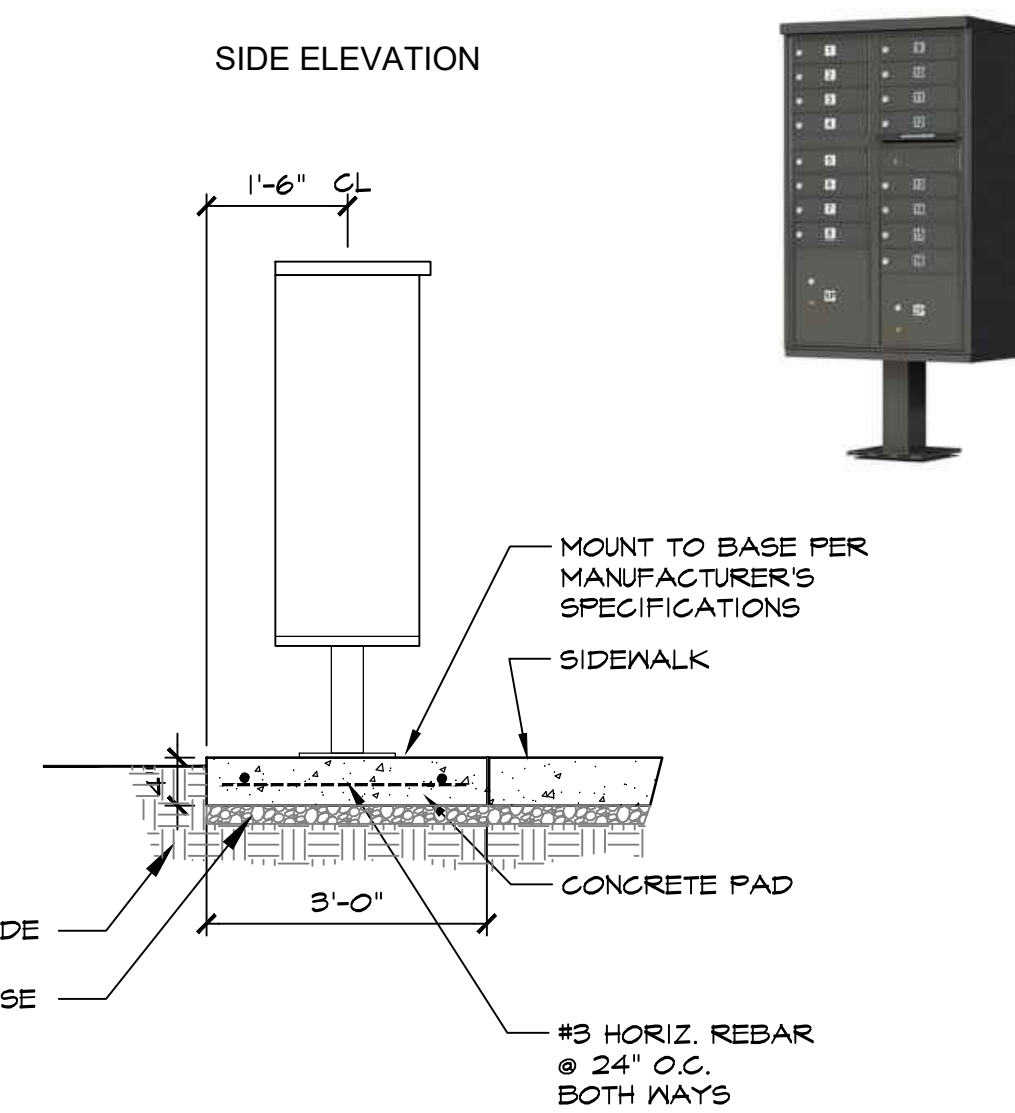
1570 MODEL (16 DOOR TYPE III)



MAILBOX TO BE:  
 CBU-16, TYPE III - 16 DOOR  
 #1: FL1570/16  
 COLOR: BRONZE  
 BY CUSTOM HOME ACCESSORIES, INC.  
 WWW.MAILBOXES.INFO

COMPACTED SUBGRADE  
 2" CLASS II AGG. BASE

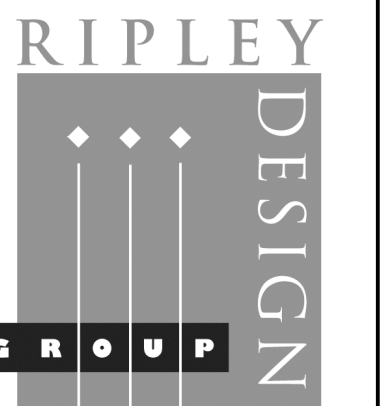
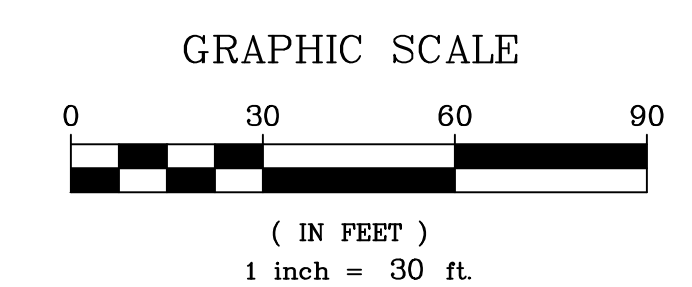
SIDE ELEVATION



MOUNT TO BASE PER MANUFACTURER'S SPECIFICATIONS  
 SIDEWALK  
 CONCRETE PAD  
 #3 HORIZ. REBAR @ 24" O.C. BOTH WAYS

FENCE LEGEND

SYMBOL	FENCE TYPE
	10'-0" CMU MASONRY WALL
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	6'-0" HIGH WOOD VIEW FENCE
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	RETAINING WALL PER CIVIL ENGINEER



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DEVELOPER:

**KB HOME NORTH BAY**

4830 BUSINESS CENTER DRIVE, SUITE 150  
 FAIRFIELD, CA 94534

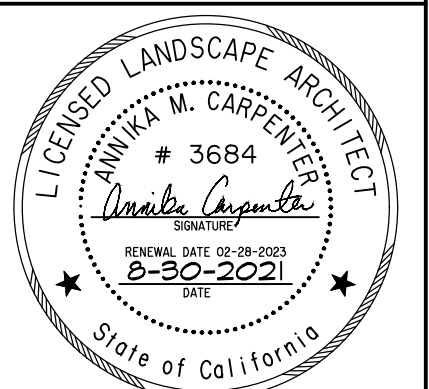
TEL. 707-389-7516

PROJECT:

**LAUREL RANCH - SUBDIVISION 8741**

ANTIOCH, CALIFORNIA

**FENCING & WALL PLAN**



PROJECT #:  
 DATE: AUG. 30, 2021  
 SCALE: 1"=30'  
 DRAWN BY: CL  
 CHECKED BY: AMC

REVISIONS:

SHEET

**L10**

OF L12 SHEETS

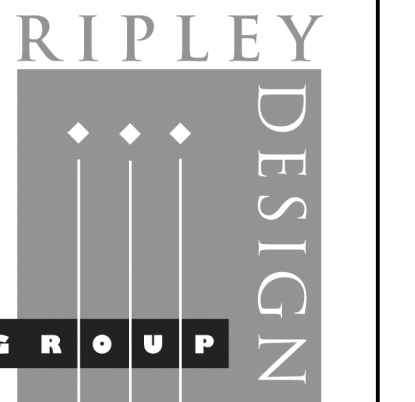
**COMMUNITY MAILBOXES**

SCALE: 1/2" = 1'-0"  
 024 -



**FENCE LEGEND**

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**DEVELOPER:**

**KB HOME NORTH BAY**  
 4830 BUSINESS CENTER  
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 FAIRFIELD, CA 94534

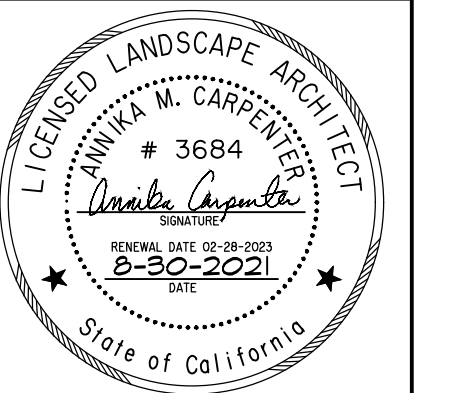
TEL. 707-389-7516

**PROJECT:**

**LAUREL RANCH  
 -  
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 8741**

ANTIOCH,  
 CALIFORNIA

**FENCING &  
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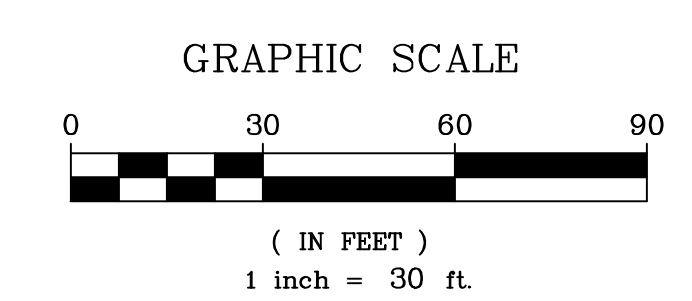
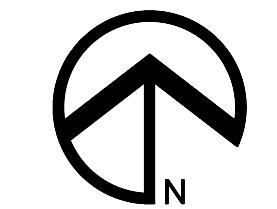
**PROJECT #:**  
**DATE:** AUG. 30, 2021  
**SCALE:** 1"=30'  
**DRAWN BY:** CL  
**CHECKED BY:** AMC

**REVISIONS:**


**SHEET**

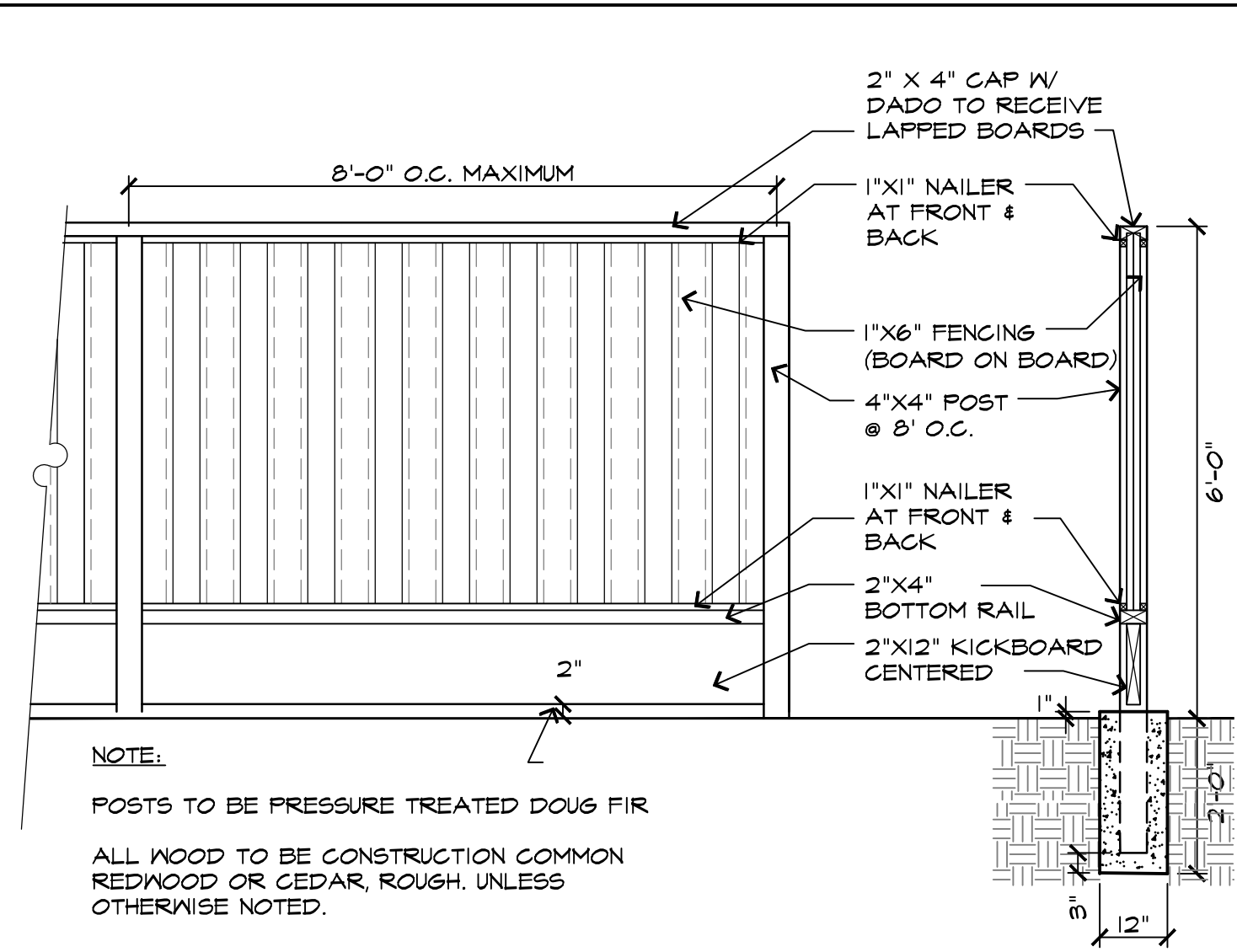
**L11**

OF L12 SHEETS

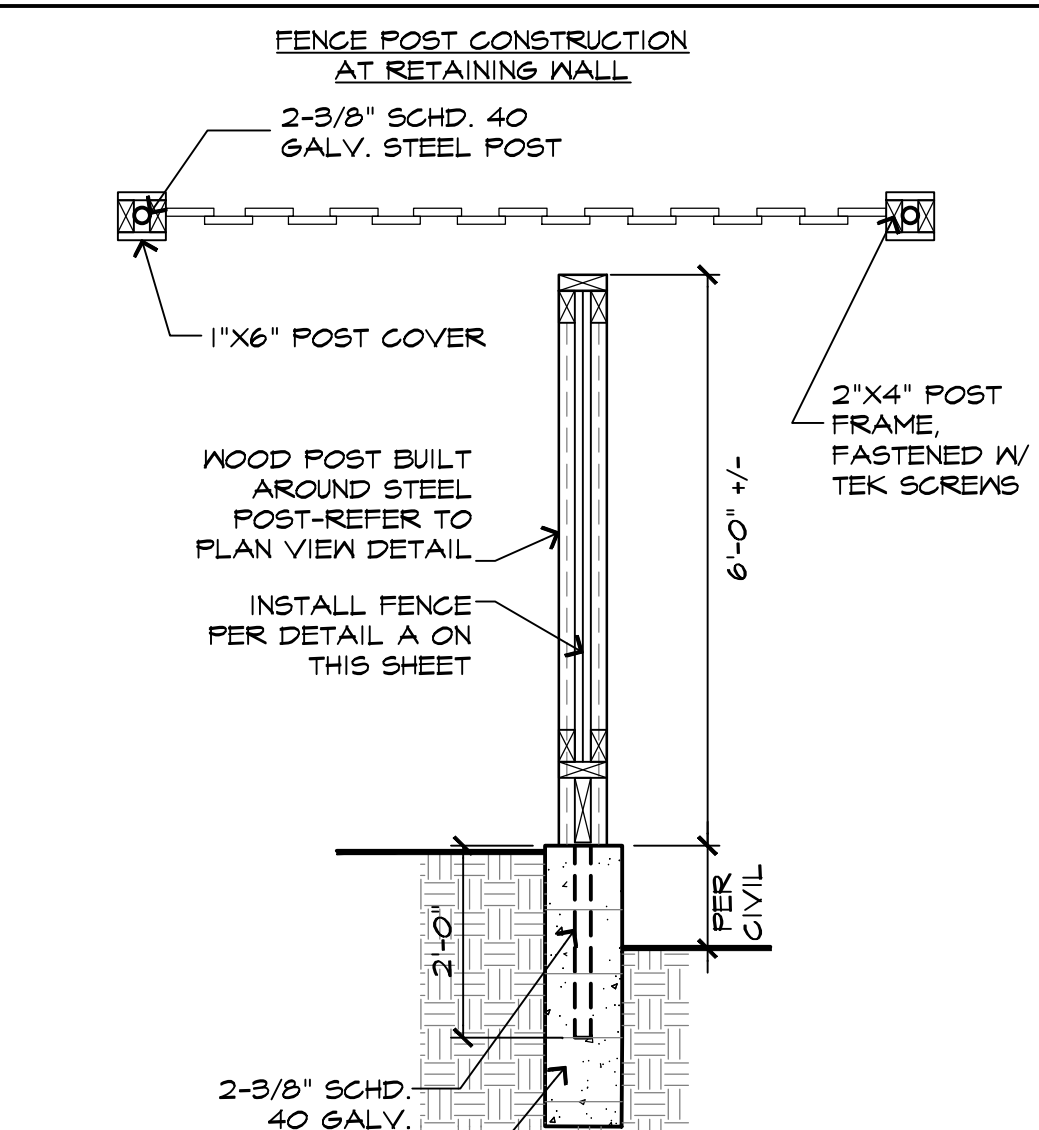


MATCHLINE SEE - SHEET F4

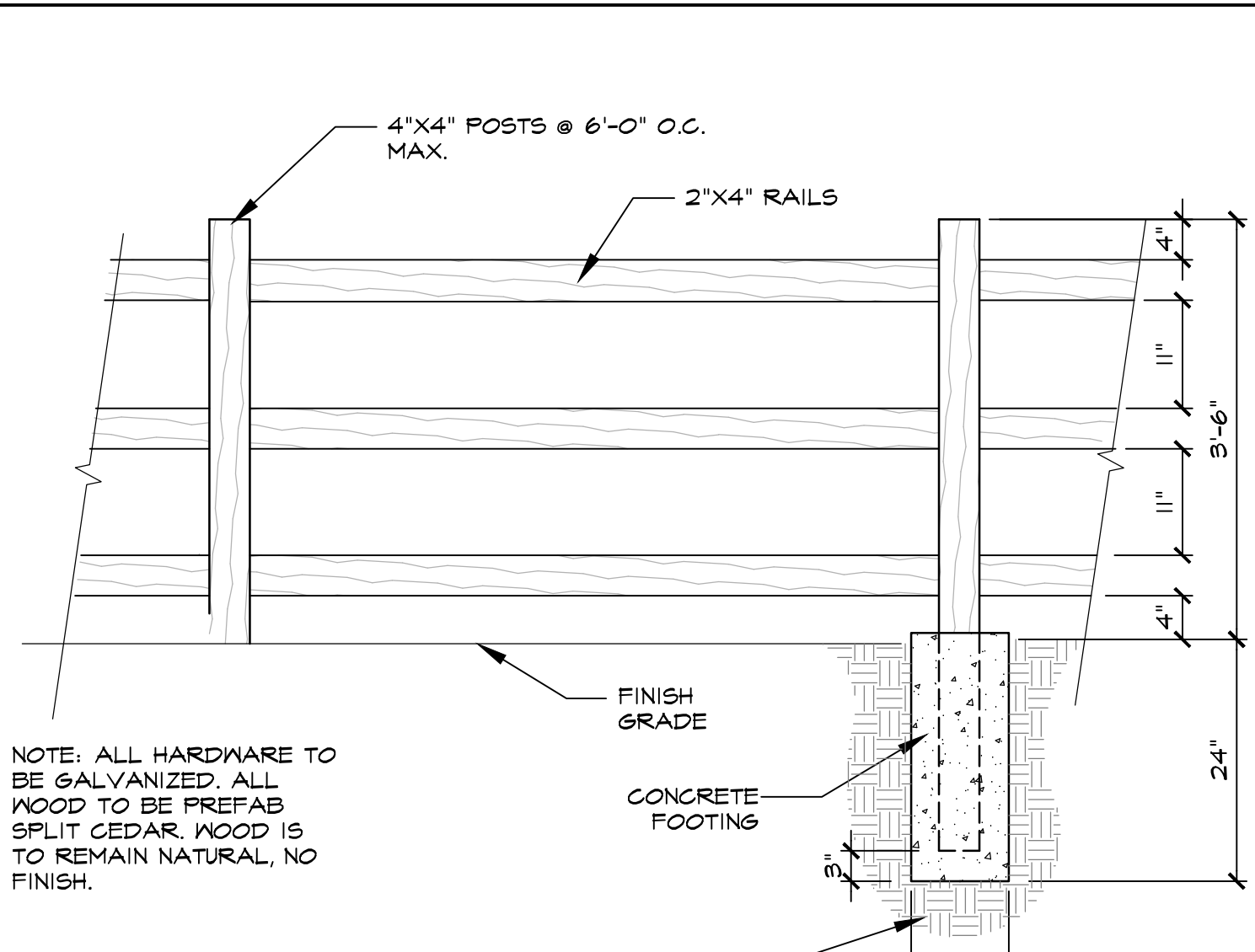
MAILBOX CLUSTER  
 LOCATIONS SEE SHEET  
 L10 FOR DETAIL



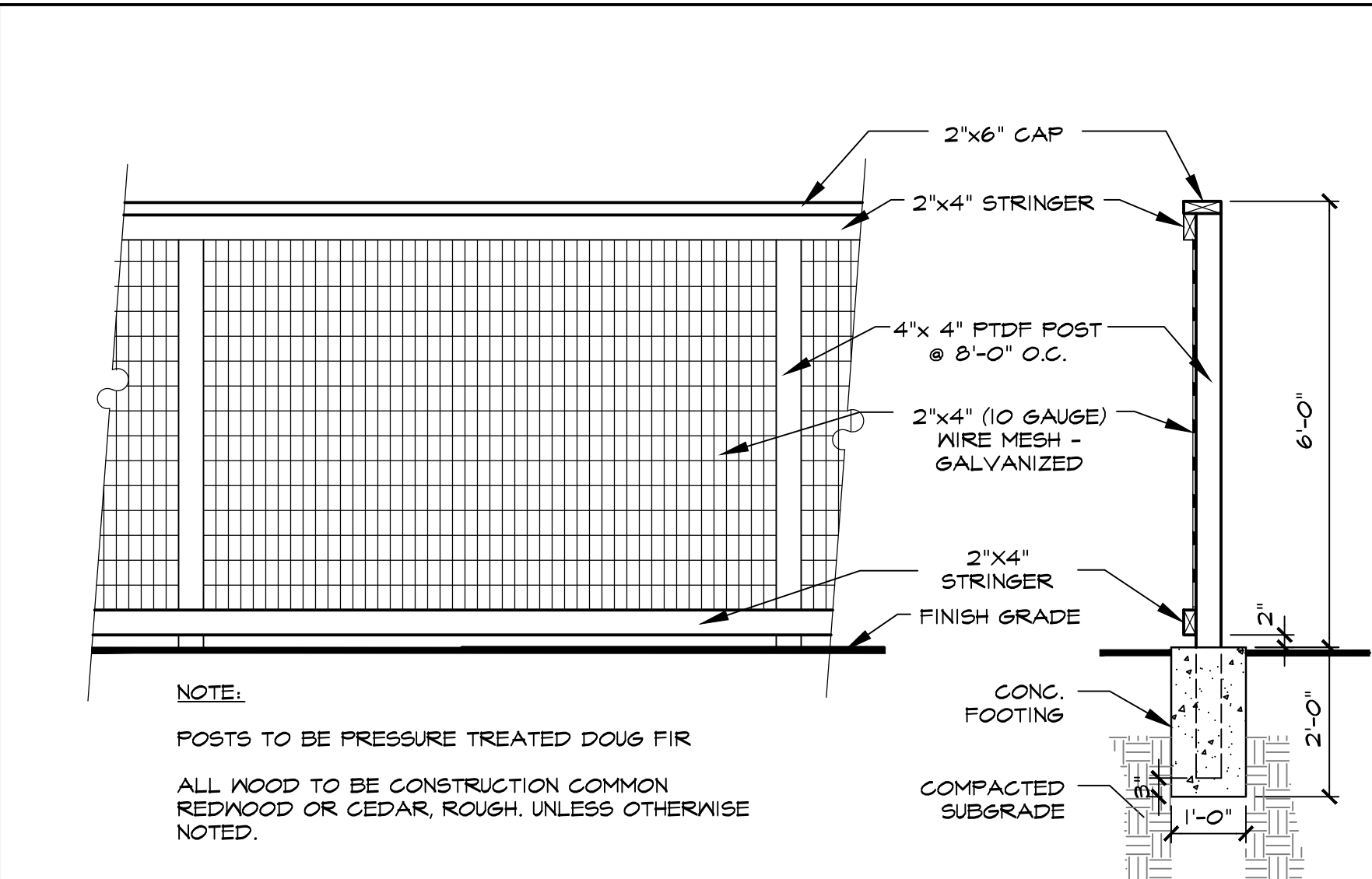
**A GOOD NEIGHBOR FENCE W/ KICKERBOARD**  
 SCALE: 1/2" = 1'-0"  
 024 - FndRvr



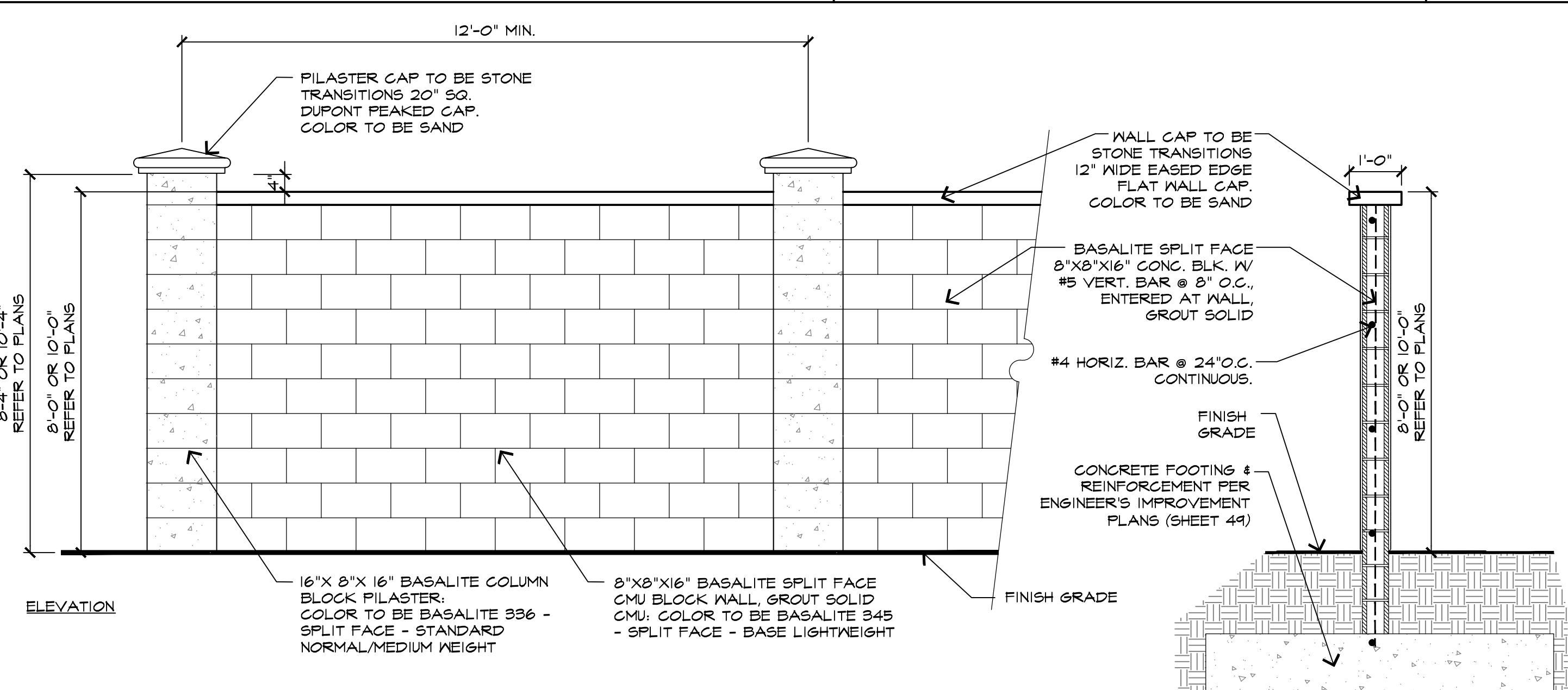
**B WOOD FENCE ON RETAINING WALL**  
 SCALE: 1/2" = 1'-0"  
 024 - FndRvr



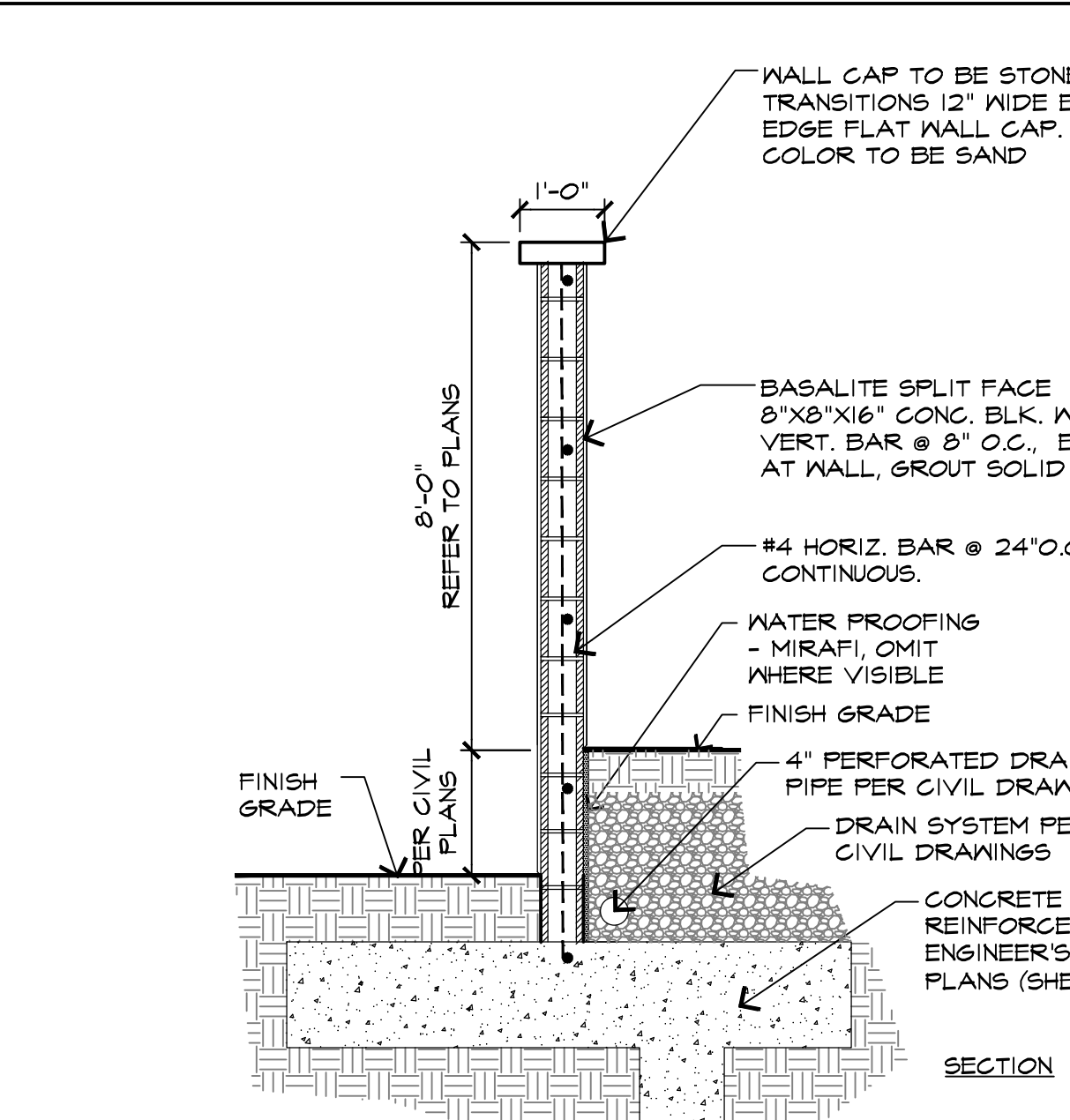
**C SPLIT RAIL FENCE**  
 SCALE: 3/4" = 1'-0"  
 06 -



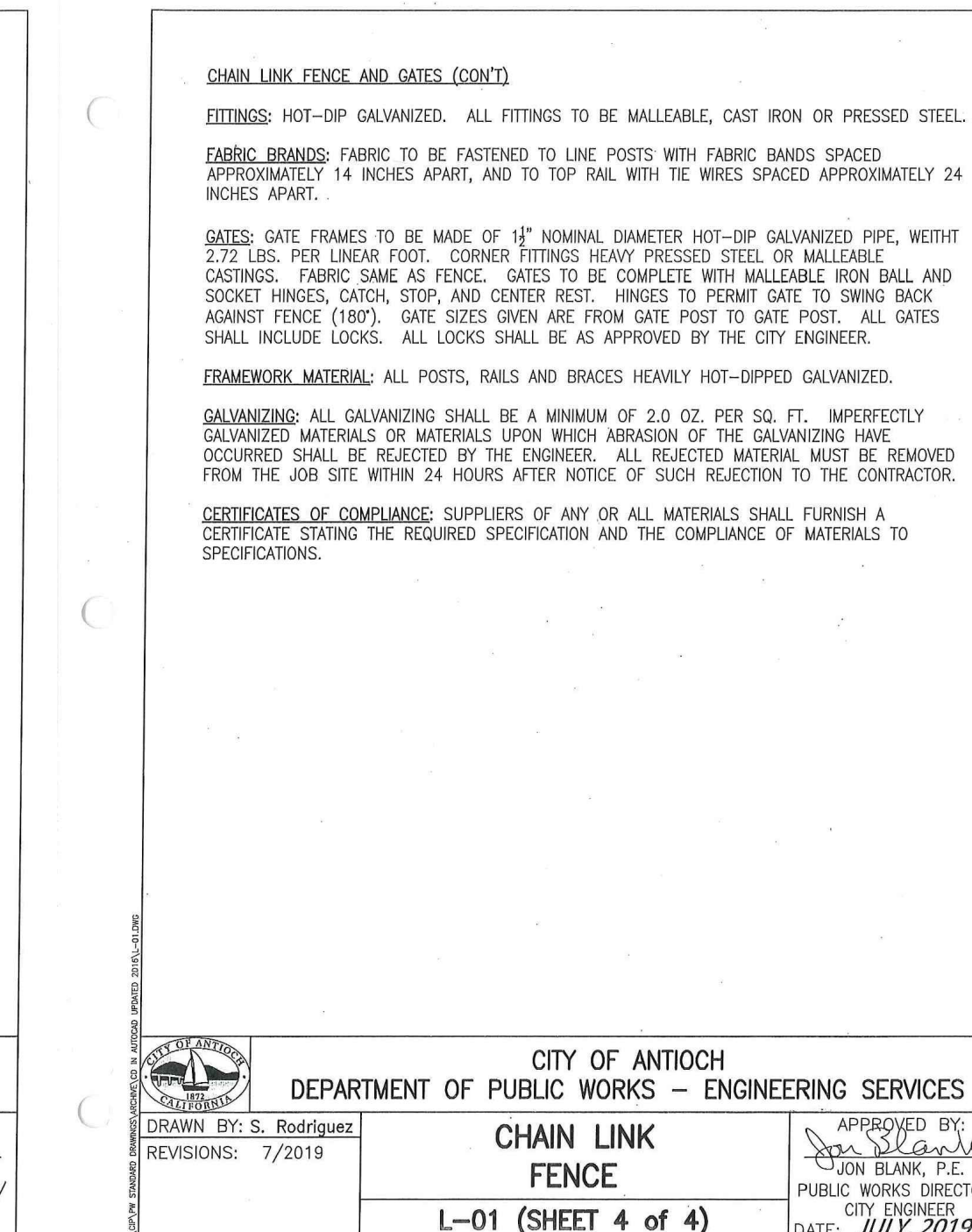
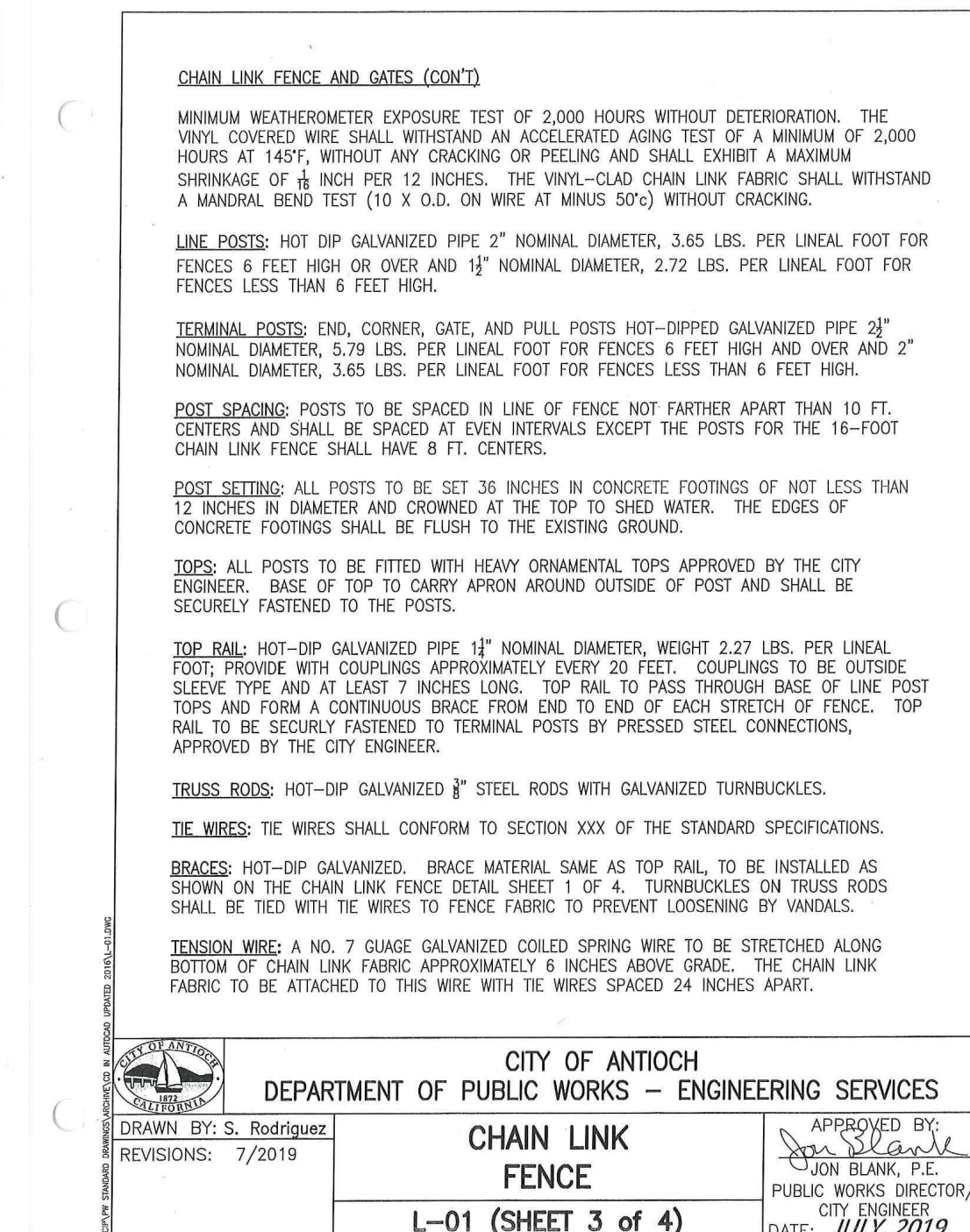
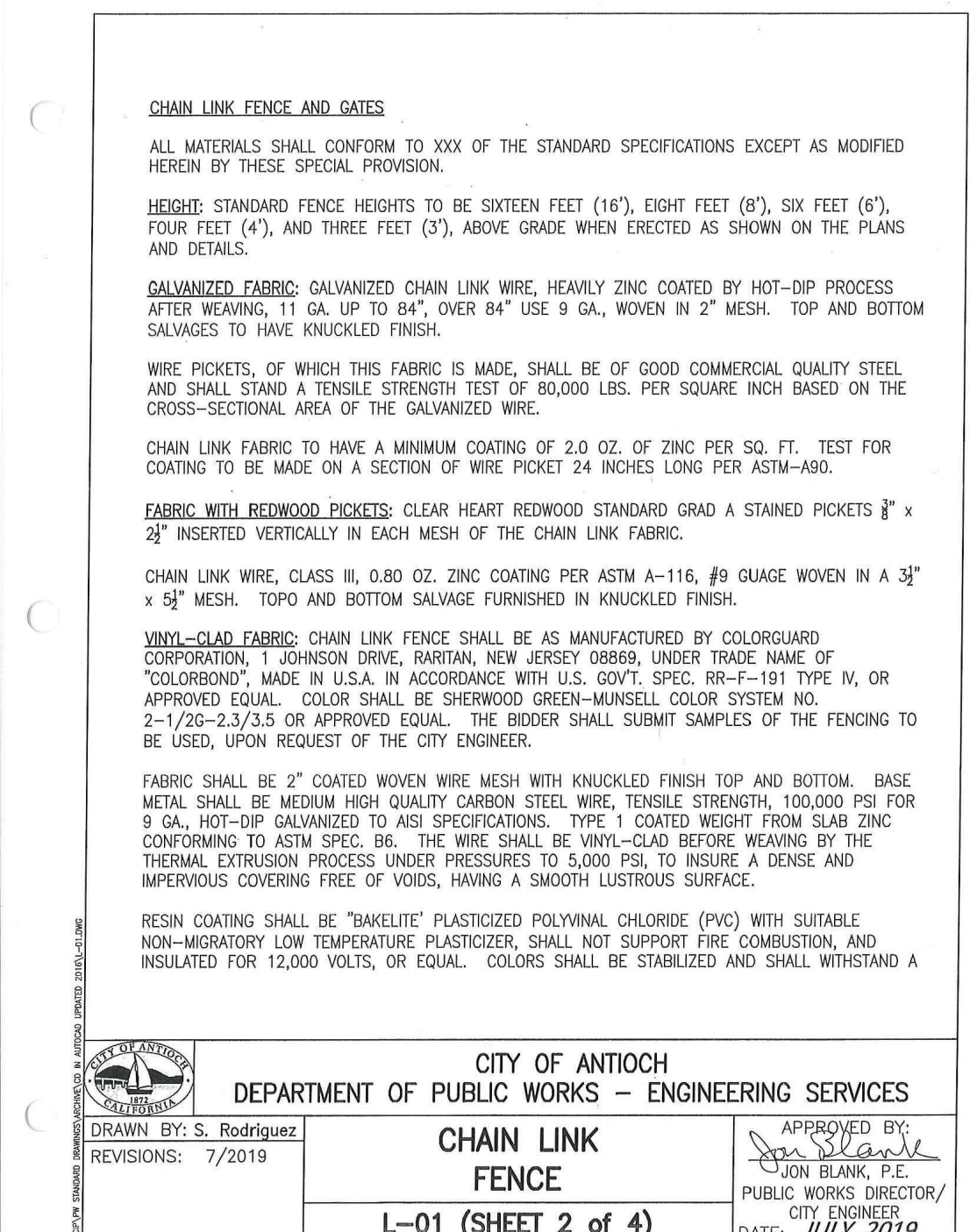
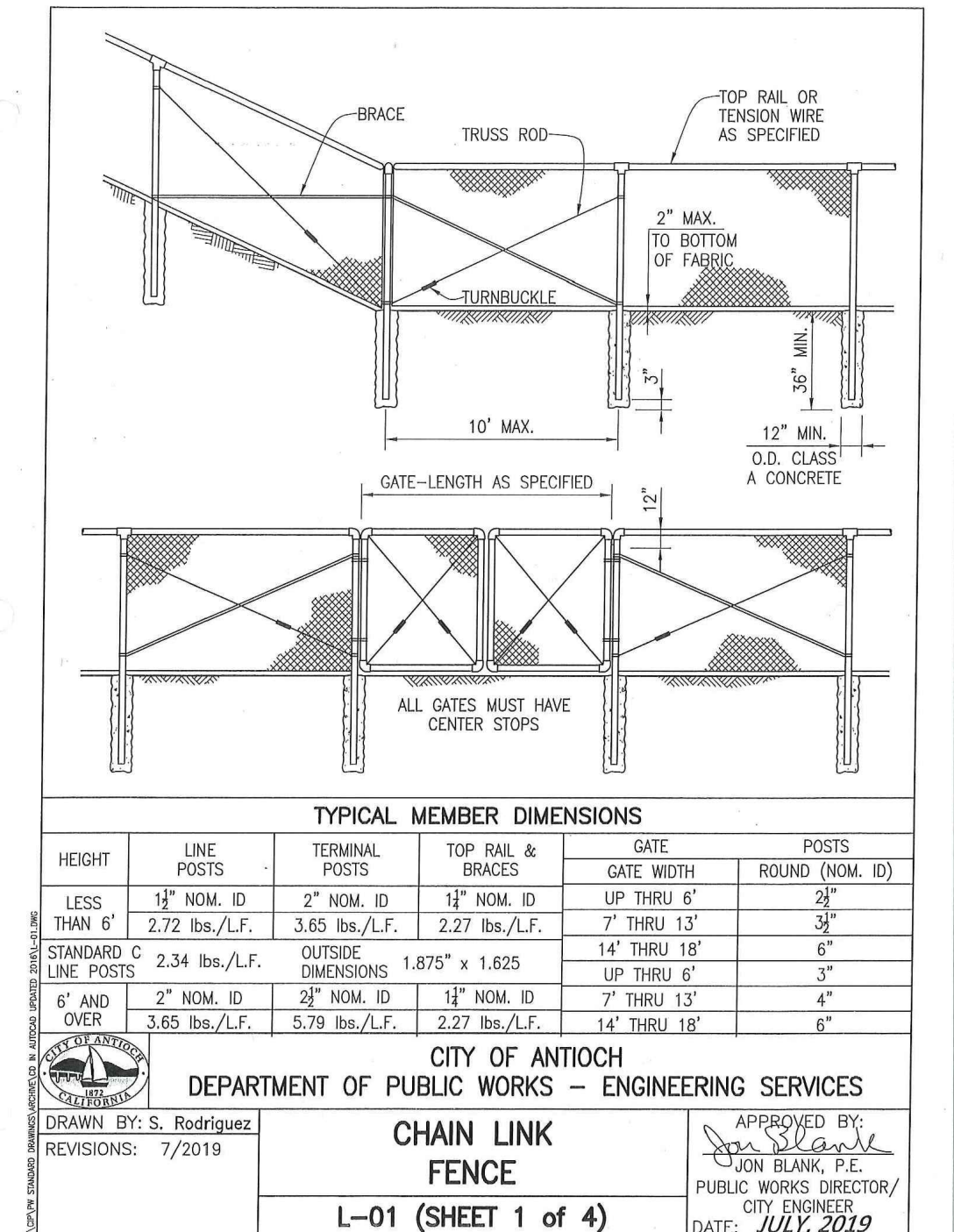
**D WOOD VIEW FENCE**  
 SCALE: 1/2" = 1'-0"  
 024 -



**E SPLIT FACE CMU MASONRY WALL W/ CAP**  
 SCALE: 1/2" = 1'-0"  
 024 - XXXXX



**F MASONRY WALL W/ RETAINING**  
 SCALE: 1/2" = 1'-0"  
 024 - XXXXX



**RIPLEY DESIGN GROUP**

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DEVELOPER:

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 FAIRFIELD, CA 94534

TEL. 707-389-7516

PROJECT:

**LAUREL RANCH - SUBDIVISION 8741**

ANTIOCH, CALIFORNIA

CONSTRUCTION DETAILS

LICENSED LANDSCAPE ARCHITECT  
 ANNIE M. CARPENTER  
 # 3684  
 8-30-2021  
 State of California

PROJECT #:  
 DATE: AUG. 30, 2021  
 SCALE: -  
 DRAWN BY: CL  
 CHECKED BY: AMC

REVISIONS:

SHEET

**L12**

OF L12 SHEETS

## LIGHT FIXTURE



LIGHT FIXTURE: KICHLER 9720PR CAMERON | LIGHT 18 INCH PRAIRIE ROCK OUTDOOR WALL, X-LARGE

## CAPS



Sand

### Dupont Peaked



PILASTER CAP TO BE STONE TRANSITIONS 36" SQ. DUPONT PEAKED CAP. COLOR TO BE SAND

### Dupont Flat



PILASTER BOTTOM STACKED CAP TO BE STONE TRANSITIONS 30" SQ. DUPONT FLAT CAP. COLOR TO BE SAND

### Double Bullnose



WALL CAP TO BE STONE TRANSITIONS 16" WIDE DOUBLE BULLNOSE WALL CAP. COLOR TO BE SAND

### Eased Edge Flat



WALL BOTTOM STACKED CAP TO BE STONE TRANSITIONS 12" WIDE EASED EDGE FLAT WALL CAP. COLOR TO BE SAND

## STONE

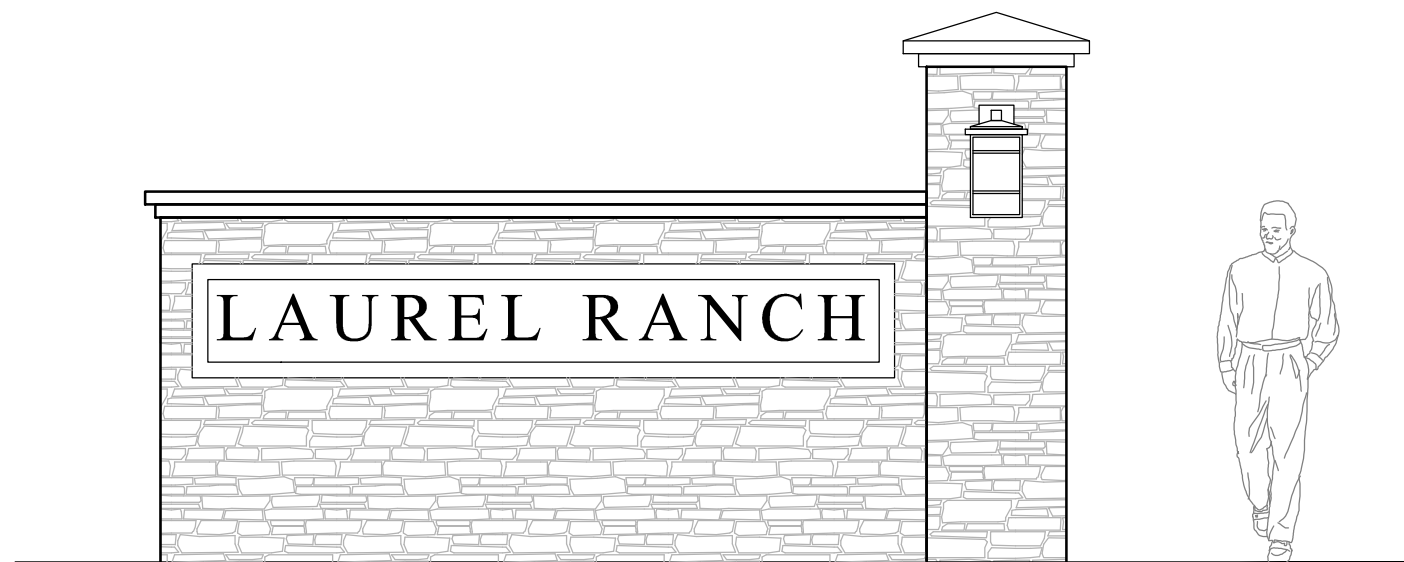


MOUNTAIN LEDGE PANEL BY EL DORADO STONE COLOR: RUSSET

## MONUMENT TEXT COLOR



COLOR: BRONZE METAL METALLIC # 20156 LVR 11.9 BY MATTHEWS PAINT



### NOTES:

LETTER INSET PANEL TO SIMULATE STONE TRANSITIONS COLOR: SAND

9" HIGH UPPERCASE LETTERS. FONT TO BE 'TRAJAN'

## CAPS



PILASTER CAP TO BE STONE  
TRANSITIONS 20" SQ. DUPONT  
PEAKED CAP. COLOR TO BE SAND



Sand

Eased Edge Flat



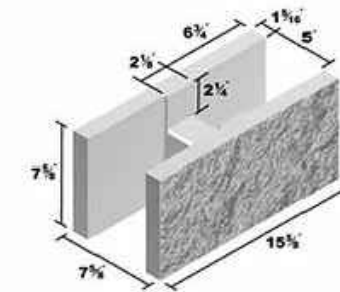
WALL CAP TO BE STONE  
TRANSITIONS 12" WIDE EASED  
EDGE FLAT WALL CAP.  
COLOR TO BE SAND

## CMU WALL



**345 - Split Face**  
Base - Lightweight

WALL COLOR TO BE 345 - SPLIT  
FACE BASE - LIGHTWEIGHT  
BY: BASALITE



**SPLIT FACE**

WALL TO BE SPLIT  
FACE TEXTURE CMU  
BLOCK BY: BASALITE



**336 - Split Face**  
Standard - Medium/Normal Weight

PILASTER COLOR TO BE 336 -  
SPLIT FACE STANDARD -  
MEDIUM/NORMAL WEIGHT  
BY: BASALITE

## CHAIN LINK FENCE



COLOR TO BE BLACK VINYL CLAD

SPLIT FACE WALL APPLICATION  
BY: BASALITE



# FURNISHINGS



TRASH RECEPTACLE: 436  
BY DUMOR  
COLOR: TEXTURED BLACK



MUTT MITT PARK DISPENSER  
BY MUTT MITT  
COLOR: WHITE/BLACK



DRINKING FOUNTAIN W/ PET FOUNTAIN  
BY MOST DEPENDABLE FOUNTAINS  
COLOR: TEXTURED BLACK



280 SQ. ROTATING PEDESTAL GRILL WITH  
3 1/2 O.D. POST BY THE PARK CATALOG  
COLOR: BLACK POWDER COAT  
(COLOR AS SHOWN)



BOLLARD LIGHT  
BY STERNBERG  
LIGHTING  
COLOR:  
WEATHERED  
BLACK  
(COLOR AS SHOWN)



PARK BENCH: VERA BY MMCITE  
COLOR: POWDER COATED BLACK GREY



PICNIC TABLES: APEX ENSEMBLE  
BY FORMS AND SURFACES  
COLOR: POWDER COATED INK BLUE TEXTURE  
(COLOR AS SHOWN)



SHADE STRUCTURE  
BY SUPERIOR RECREATIONAL PRODUCTS  
FRAME AND POST COLOR: POWDER COATED ICED COFFEE  
ROOF COLOR: BLACK  
(POST COLOR AS SHOWN)

# PLAYGROUND EQUIPMENT



## FEATURED PLAY EVENTS



**Luge™ Slide**  
With the Luge Slide, kids can race each other down while developing social skills and increasing coordination.



**Taktiks® Bow**  
Using a variety of materials and shapes, Taktiks provides endless climbing, traversing and balancing opportunities for children ages 5-12.



**ATHLETIC ARCH OH**  
Overhead events build upper body strength and endurance, improve eye-hand coordination and elevate children's self-confidence.



**Waver Ring Panel**  
Create the perfect play area for children with Burke's Interactive Play Panels. The play panels encourage exploration, interaction and develop fine-motor skills for children with all abilities.

## FEATURED PLAY EVENTS



**Leaf Seat**  
Events and accessories improve children's balance and coordination, help them build body strength and provide extra sensory experiences.



**Ara Square Shade**  
The Ara Shade System provides protection from the sun with 97% UV screen protection and is designed to withstand up to 90mph winds. The addition of Ara can change the entire look of the space and elevate the design to a whole new level!



**PlayHouse**  
Events and accessories improve children's balance and coordination, help them build body strength and provide extra sensory experiences.



**Novo® Teardrop Counter Climber**  
Novo Playful Furniture combines form and function to create fun and creative site amenities that can be seamlessly integrated into play areas or used as part of an outdoor classroom.

- COLOR KEY**
- MINT
  - AQUA
  - REDWOOD
  - TAN
  - GRANITE
  - BLACK/GRAY
  - TAN/GREEN

### PLAYGROUND RENDER

PLAYGROUND STRUCTURE - BASICS, INTENSITY, NUCLEUS BY BURKE  
COLORS: MINT, AQUA, TAN, BLACK/GRAY, GRANITE, REDWOOD, TAN/GREEN MATTE FINISH

### PLAYGROUND COMPONENTS

- LUGE SLIDE
- TAKTIKS BOW
- ATHLETIC ARCH OH
- WAVER RING PANEL
- LEAF SEAT
- ARA SQUARE SHADE
- PLAYHOUSE
- NOVO TEARDROP COUNTER CLIMBER

PLAY EQUIPMENT BY SPEC  
SALES CONTACT: CHRIS OLSEN, CPSI, SENIOR PROJECT MANAGER  
650.769.0775 MOBILE  
800.475.1071 OFFICE  
C.OLSEN@SPECPLAY.COM  
CSLB# 1050307  
DIR# 1000064237

**COLOR KEY**

- MINT
- AQUA
- REDWOOD
- TAN
- GRANITE
- BLACK/GRAY
- TAN/GREEN





August 30, 2021

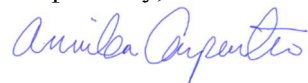
City of Antioch, Planning Department  
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Reference: Laurel Ranch – Tract 8741  
Project Description:

Regional and micro-climate conditions, solar orientation and soil conditions will be taken into account with regards to plant selection and placement. The plant palette provides many plants with varying growth habits, preferences and tolerances, so selection of just the right plant should not be difficult. A high percentage of plants selected will be drought tolerant and appropriate for the climate. This palette, along with a drip irrigation system will conserve water within the project. By specifying plants which require little to no pruning, the green waste will be reduced. Plants selected will complement the architecture. Entryways and picture windows will be framed by specimen shrubs and nodes will have accent plantings. Plant species which enhance the architectural elevations shall be used. A diverse use of plant species will display various textures, forms, foliage color, and flowers; will create a beautiful landscape to contribute aesthetically to the surrounding neighborhoods. The trees have been selected to have non-invasive root systems, and placed with adequate setbacks to ensure no conflict with utilities and hardscape, or conflict with any site line distances. Root barriers will be installed on all trees near paving and utilities. Where feasible, trees have been placed to mitigate solid building surfaces and fences. Taller shrubs will also be located at solid building surfaces and fences, while lower shrubs will be located where ground level windows and architectural features occur, and at corners to maintain site line distances. Leading into the main entrance of the project site will have monumentation flanking the entry street with the project name and a split-face masonry wall will line the perimeter along Laurel Road and eastern portion facing Highway 4 to reduce the noise pollution. The project features a community park space that enhances circulation by providing opportunities for adults and children to traverse throughout the park. Play equipment and seating provide a family friendly space that allows its users to enjoy the outdoors. A passive green space with benches can be used by the community to meditate and enjoy the outdoors, while a trail staging area that connects to the adjacent future trail will provide pet waste stations to allow pet lovers to take their furry friends on trail walks. The irrigation system will use weather-based controllers to conserve the use of water. Spray irrigation will only occur at turf areas, and spray heads with low precipitation rates will be used to minimize runoff, erosion and overspray. The balance of the planting areas will be irrigated using drip irrigation methods. The trees will be on separate valves and will be irrigated with bubblers. Shrubs will be hydrozoned according to their water requirements and microclimates.

I can be reached with questions or further comments by phone at (925) 938-7377, or by email at [Annika@RipleyDesign.com](mailto:Annika@RipleyDesign.com).

Respectfully,



Annika Carpenter  
Vice President



Landscape Architecture

Land Planning

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