



REFER TO SHEET L-4 FOR PARCEL C COMMON AREA ENLARGEMENT

BIORETENTION BASIN PER CIVIL ENGINEER'S PLANS, TYP.

PRIVACY WALL, TYP.

LIMIT OF WORK

'B' STREET

EVA WITH LOCKING GATE

SIGHT DISTANCE TRIANGLE, TYP.

'G' STREET

'K' STREET

TURF BLOCK AT EVA

REFER TO SHEET L-3 FOR PARCEL C COMMON AREA ENLARGEMENT

VEHICULAR GATES, TYP.

GOOD NEIGHBOR FENCE, TYP.

VINEYARD DRIVE EXTENSION

PLANTING NOTES

- THE PLANTING DESIGN FOR THE SITE IS DROUGHT TOLERANT AND CONSISTS OF A BALANCE OF EVERGREEN AND DECIDUOUS PLANTING AS WELL AS NATIVE AND ORNAMENTAL PLANTING.
- ALL SHRUBS AND GROUND COVER MATERIAL SELECTED HAVE A WUCOLS WATER USE RATING OF VERY LOW TO MODERATE.
- ALL PLANTING AREAS SHALL RECEIVE MULCH AT A MINIMUM DEPTH OF 3" PER CITY SINGLE FAMILY & MISSING MIDDLE RESIDENTIAL ODS 3.6.6.J.
- UTILITY METERS, TRANSFORMERS AND OTHER SERVICES ELEMENTS SHALL BE SCREENED WITH PLANT MATERIAL WHERE POSSIBLE PER EAST LONE TREE SPECIFIC PLAN.
- TREES, SHRUBS AND GROUNDCOVERS SHALL BE PROTECTED FROM VEHICULAR ENCROACHMENT BY CURBS.
- TREES, SHRUBS AND GROUNDCOVERS SHALL NOT INTERFERE WITH SITE LIGHTING OR RESTRICT EMERGENCY ACCESS TO FIRE HYDRANTS OR FIRE ALARM BOXES PER CITY SINGLE FAMILY & MISSING MIDDLE RESIDENTIAL ODS 3.6.6.K.
- PROPOSED TREE LOCATIONS ARE BASED ON STANDARD JOINT TRENCH LOCATIONS. FINAL TREE LOCATIONS TO BE DETERMINED WHEN FINAL UTILITY LOCATIONS ARE PROVIDED. TREE PLACEMENT MAY BE ADJUSTED AND FINAL TREE COUNT MAY CHANGE.
- TREES AND LARGE SHRUBS SHALL NOT BE LOCATED UNDER OVERHEAD LINES OR ON UNDERGROUND UTILITIES. TREES AND LARGE SHRUBS SHALL BE LOCATED:
 - 6' MINIMUM FROM EDGE OF DRIVEWAY, WATER METER, GAS METER AND SEWER LATERALS.
 - 20' MINIMUM FROM BEGINNING OF CURB RETURNS AT INTERSECTIONS.
 - 15' MINIMUM FROM UTILITY POLES AND STREETLIGHTS.
 - 8' MINIMUM FROM FIRE HYDRANTS, SPRINKLER AND STANDPIPE CONNECTIONS. PER CITY SINGLE FAMILY & MISSING MIDDLE RESIDENTIAL ODS 3.6.6.K.
- TREES PLANTED WITHIN 10' OF PAVEMENT SHALL HAVE ROOT BARRIER INSTALLED PER CITY SINGLE FAMILY & MISSING MIDDLE RESIDENTIAL ODS 3.6.6.L.
- PROPOSED TREE CANOPIES ARE SHOWN AT 85% MATURE GROWTH DIAMETER IN ORDER TO ENSURE THERE IS SUFFICIENT ROOM FOR TREE GROWTH AND HEALTH.
- PROPOSED TREES SHALL BE INSTALLED SECURELY WITH DOUBLE STAKING PER CITY SINGLE FAMILY & MISSING MIDDLE RESIDENTIAL ODS 3.6.6.L.

PROPOSED TREE LEGEND

BOTANICAL NAME	COMMON NAME
ACER R. 'REDPOINTE'	REDPOINTE MAPLE
ARBUTUS X 'MARINA'	MADRONE
CERCIS OCCIDENTALIS	WESTERN REDBUD
GINKGO B. 'PRINCETON SENTRY'	MAIDENHAIR TREE
LAGERSTROEMIA I. 'MUSKOGEE'	CRAPE MYRTLE
LAURUS X 'SARATOGA'	SWEET BAY
QUERCUS AGRIFOLIA	COAST LIVE OAK
QUERCUS 'REGAL PRINCE'	ENGLISH OAK HYBRID
TILIA C. 'GREENSPIRE'	LITTLELEAF LINDEN
ZELKOVA S. 'CITY SPRITE'	JAPANESE ZELKOVA

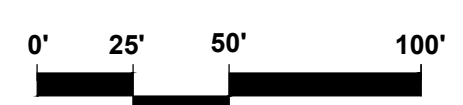
MWEO STATEMENT OF COMPLIANCE

"I HAVE COMPLIED WITH THE CRITERIA OF THE CITY OF ANTIOCH WATER EFFICIENT LANDSCAPING ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN."

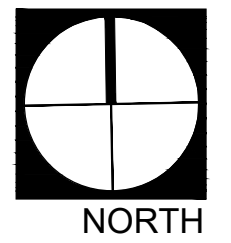
PHILIP A. VANDERTOOLEN, PRESIDENT
VANDERTOOLEN ASSOCIATES, INC.
CA LICENSE # 2798

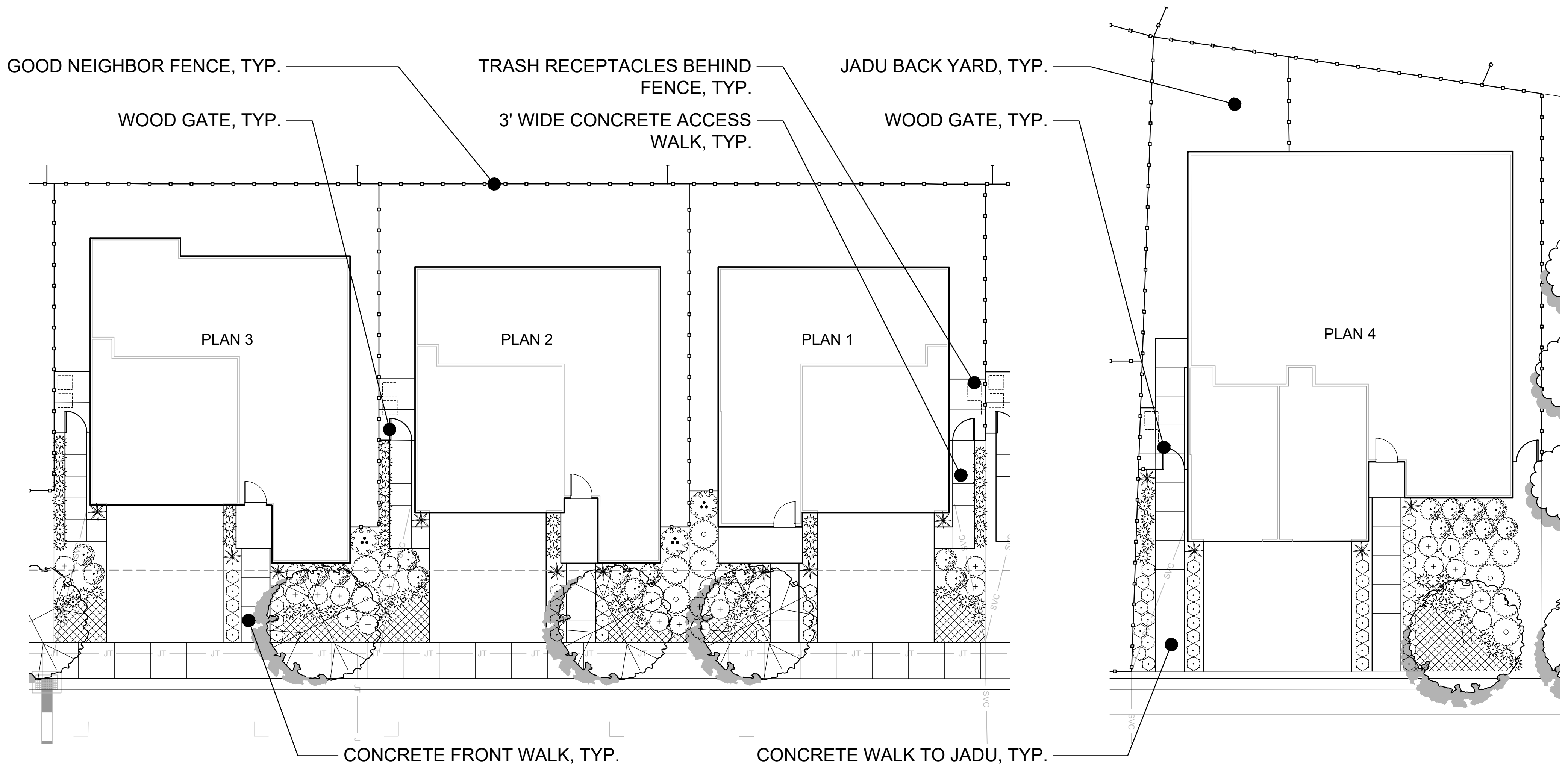
NOTE:

- SEE SHEET L-4 FOR COMPLETE PLANT PALETTE INCLUDING PROPOSED TREES, SHRUBS, GROUNDCOVERS, GRASSES, BIORETENTION PLANTING, AND TURF. COMPLETE PLANT PALETTE IDENTIFIES BOTANICAL NAME, COMMON NAME, WATER USE, SPECIES NATIVE OR ADAPTIVE, CONTAINER SIZE, AND HEIGHT AND WIDTH OF PROPOSED PLANT MATERIAL.



SCALE: 1" = 50'-0"





TYPICAL FRONT YARD PLANTING

SCALE: 1" = 10'-0"

ELEVATION "A" (SPANISH) TYPICAL FRONT YARD SHRUB & GROUNDCOVER LEGEND

SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	NATIVE/ADAPTIVE	H X W	TIER*
	BULBINE FRUTESCENS 'TINY TANGERINE'	STALKED BULBINE	5 GAL	LOW	A	2' X 2'	1
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	5 GAL	LOW	A	3' X 2'	1
	GALVEZIA SPECIOSA 'FIRECRACKER'	ISLAND SNAPDRAGON	5 GAL	LOW	N	3' X 3'	2
	CHONDROPETALUM TECTORUM	CAPE RUSH	5 GAL	LOW	A	3' X 3'	1
	HESPERALOE PARVIFLORA 'RED'	RED YUCCA	5 GAL	LOW	A	3' X 3'	2
	RHAMNUS CALIFORNICA 'EVE CASE'	COFFEE BERRY	5 GAL	LOW	N	5' X 8'	2
	SALVIA LEUCANTHA 'SANTA BARBARA'	MEXICAN BUSH SAGE	5 GAL	LOW	A	3' X 4'	2
GROUND COVERS							
	CISTUS X PULVERULENTUS 'SUNSET'	MAGENTA ROCKROSE	5 GAL	LOW	A	2' X 5'	1

PROPOSED TREE LEGEND

BOTANICAL NAME	COMMON NAME	
	ACER R. 'REDPOINTE'	REDPOINTE MAPLE
	ARBUTUS X 'MARINA'	MADRONE
	CERCIS OCCIDENTALIS	WESTERN REDBUD
	GINKGO B. 'PRINCETON SENTRY'	MAIDENHAIR TREE
	LAGERSTROEMIA I. 'MUSKOGEE'	GRAPE MYRTLE
	LAURUS X 'SARATOGA'	SWEET BAY
	QUERCUS AGRIFOLIA	COAST LIVE OAK
	QUERCUS 'REGAL PRINCE'	ENGLISH OAK HYBRID
	TILIA C. 'GREENSPIRE'	LITTLELEAF LINDEN
	ZELKOVA S. 'CITY SPRITE'	JAPANESE ZELKOVA

ELEVATION "B" (PRAIRIE) TYPICAL FRONT YARD SHRUB & GROUNDCOVER LEGEND

SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	NATIVE/ADAPTIVE	H X W	TIER*
	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLUE GRAMA	5 GAL	LOW	N	2' X 2'	1
	CISTUS X 'VICTOR REITER'	CORAL ROCKROSE	5 GAL	LOW	A	3' X 3'	2
	DIETES GRANDIFLORA 'VARIEGATA'	FORTNIGHT LILY	5 GAL	LOW	A	3' X 3'	1
	EPIOBIUM CALIFORNICA	CALIFORNIA FUCHSIA	5 GAL	LOW	N	2' X 3'	2
	PENSTEMON H. 'MARGARITA BOP'	BEARD TONGUE	5 GAL	LOW	N	2' X 2'	1
	SALVIA CLEVELANDII 'WINNIFRED GILMAN'	CLEVELAND SAGE	5 GAL	LOW	N	3' X 4'	2
	XYLOSMA CONGESTUM 'COMPACTA'	COMPACT SHINY XYLOSMA	5 GAL	LOW	A	7' X 7'	2
GROUND COVERS							
	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	5 GAL	LOW	A	18" X 3'	1

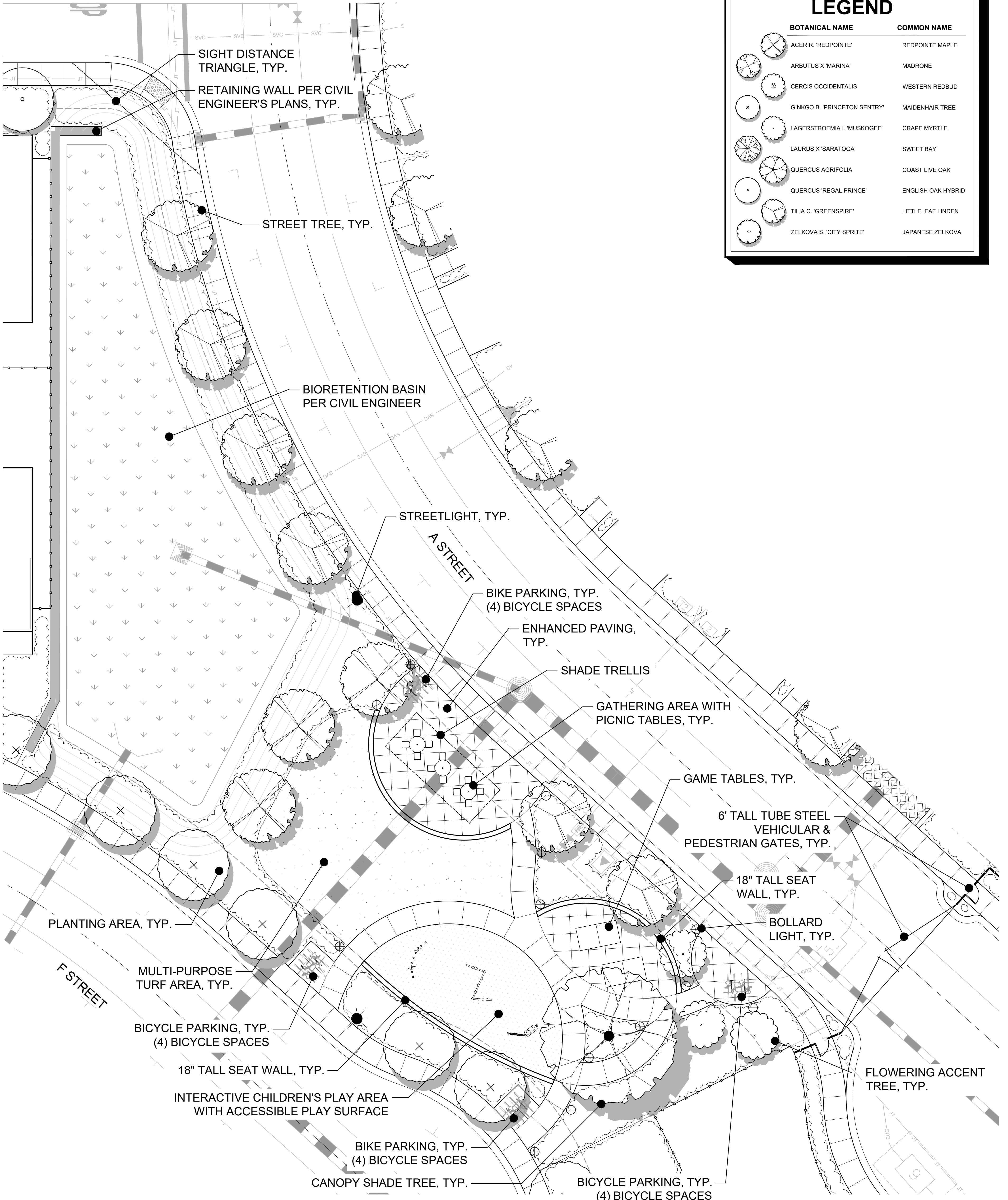
MWELo STATEMENT OF COMPLIANCE
 "I HAVE COMPLIED WITH THE CRITERIA OF THE CITY OF ANTIOCH WATER EFFICIENT LANDSCAPING ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN."
 PHILIP A. VANDERTOOLEN, PRESIDENT
 VANDERTOOLEN ASSOCIATES, INC.
 CA LICENSE # 2798

ELEVATION "C" (TRADITIONAL) TYPICAL FRONT YARD SHRUB & GROUNDCOVER LEGEND

SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	NATIVE/ADAPTIVE	H X W	TIER*
	CALLISTEMON C. 'LITTLE JOHN'	DWARF BOTTLE BRUSH	5 GAL	LOW	A	3' X 3'	2
	LOMANDRA LONGIFOLIA 'LIME TOUGH'	FEATHER REED GRASS	5 GAL	LOW	A	3' X 2'	1
	NANDINA DOMESTICA 'FIREPOWER'	DWARF HEAVENLY BAMBOO	5 GAL	LOW	A	2' X 2'	1
	PHORMIUM X 'PLATT'S BLACK'	NEW ZEALAND FLAX	5 GAL	LOW	A	3' X 3'	1
	PITTOSPORUM T. 'WHEELER'S DWARF'	DWARF PITTOSPORUM	5 GAL	LOW	A	3' X 4'	2
	POLYGALA F. 'PETITE BUTTERFLY'	SWEET PEA SHRUB	5 GAL	LOW	A	3' X 3'	2
	WESTRINGIA FRUTICOSA	COAST ROSEMARY	5 GAL	LOW	A	5' X 8'	2
GROUND COVERS							
	MYOPORUM PARVIFOLIUM	TRAILING MYOPORUM	5 GAL	LOW	A	6" X 5'	1

PROPOSED TREE LEGEND

BOTANICAL NAME	COMMON NAME
ACER R. 'REDPOINTE'	REDPOINTE MAPLE
ARBUTUS X 'MARINA'	MADRONE
CERCIS OCCIDENTALIS	WESTERN REDBUD
GINKGO B. 'PRINCETON SENTRY'	MAIDENHAIR TREE
LAGERSTROEMIA I. 'MUSKOGEE'	GRAPE MYRTLE
LAURUS X 'SARATOGA'	SWEET BAY
QUERCUS AGRIFOLIA	COAST LIVE OAK
QUERCUS 'REGAL PRINCE'	ENGLISH OAK HYBRID
TILIA C. 'GREENSPIRE'	LITTLELEAF LINDEN
ZELKOVA S. 'CITY SPRITE'	JAPANESE ZELKOVA

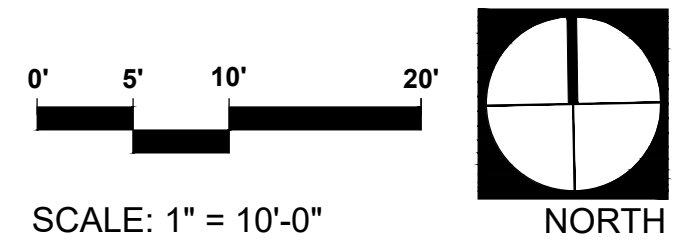


PARCEL A COMMON AREA ENLARGEMENT
SCALE: 1" = 10'-0"

NOTES:

- SEE SHEET L-4 FOR COMPLETE PLANT PALETTE INCLUDING PROPOSED TREES, SHRUBS, GROUNDCOVERS, GRASSES, BIORETENTION PLANTING, AND TURF. COMPLETE PLANT PALETTE IDENTIFIES BOTANICAL NAME, COMMON NAME, WATER USE, SPECIES NATIVE OR ADAPTIVE, CONTAINER SIZE, AND HEIGHT AND WIDTH OF PROPOSED PLANT MATERIAL.
- THE INTERNAL AND BORDER PLANT MATERIAL WITHIN THE COMMON SPACES SHALL NOT EXCEED 4' IN HEIGHT AT MATURITY PER ANTIOCH SINGLE FAMILY & MISSING MIDDLE RESIDENTIAL OBJECTIVE DESIGN STANDARD 3.6.4.I.

MWEO STATEMENT OF COMPLIANCE
 "I HAVE COMPLIED WITH THE CRITERIA OF THE CITY OF ANTIOCH WATER EFFICIENT LANDSCAPING ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN."
 PHILIP A. VANDERTOOLEN, PRESIDENT
 VANDERTOOLEN ASSOCIATES, INC.
 CA LICENSE # 2798



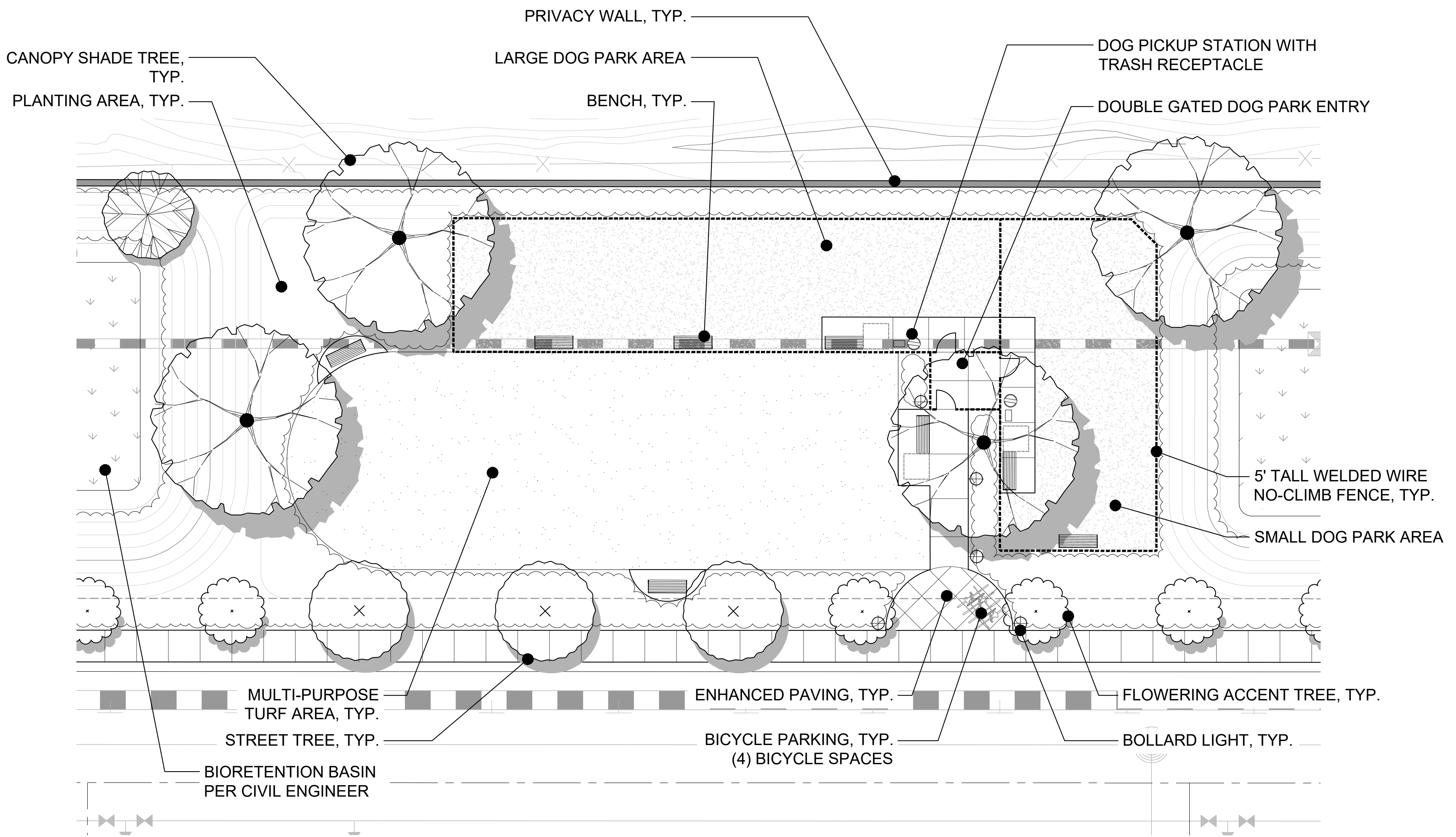
DeNova Homes
 Building a Better Community.
 1500 WILLOW PASS COURT
 CONCORD, CA 94520
 (925) 685-0110

RANCHO MEADOWS
 Antioch, California

ENLARGEMENT PLAN
 CONCEPTUAL LANDSCAPE PLAN
 NOVEMBER 22, 2024

vanderToolen Associates
 700 Ygnacio Valley Rd.
 Suite 100
 Walnut Creek, CA 94596
 tel: 925.274.1305
 www.vandertoolen.com

L-3
 Project No. 07623



PARCEL C COMMON AREA ENLARGMENT

SCALE: 1" = 10'-0"

OVERALL PROPOSED PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	NATIVE/ADAPTIVE	SIZE	H X W
TREES						
	ACER R. 'REDPOINTE'	ARMSTRONG MAPLE	M	A	15 GAL	40' X 20'
	ARBUTUS X 'MARINA'	MADRONE	L	A	15 GAL	35' X 25'
	CERCIS OCCIDENTALIS	WESTERN REDBUD	VL	N	15 GAL	15' X 15'
	GINKGO B. 'PRINCETON SENTRY'	MAIDENHAIR TREE	M	A	15 GAL	45' X 15'
	LAGERSTROEMIA I. 'MUSKOGEE'	CRAPE MYRTLE	L	A	24" BOX	20' X 12'
	LAURUS X 'SARATOGA'	SARATOGA SWEET BAY	L	A	15 GAL	30' X 25'
	* QUERCUS AGRIFOLIA	COAST LIVE OAK	VL	N	24" BOX	60' X 60'
	QUERCUS 'REGAL PRINCE'	ENGLISH OAK HYBRID	M	A	15 GAL	45' X 20'
	TILIA C. 'GREENSPIRE'	LITTLELEAF LINDEN	M	A	24" BOX	35' X 20'
	ZELKOVA S. 'CITY SPRITE'	SAWLEAF ZELKOVA	M	A	15 GAL	24' X 18'
SHRUBS						
	ARCTOSTAPHYLOS D. 'HOWARD MCMINN'	MANZANITA	L	N	5 GAL	6' X 7'
	CALLISTEMON VIMINALIS 'LITTLE JOHN'	DWARF BOTTLEBRUSH	L	A	5 GAL	3' X 3'
	CISTUS SPP.	ROCKROSE	L	A	5 GAL	4' X 4'
	DIETES SPP.	FORTNIGHT LILY	L	A	5 GAL	3' X 3'
	DODONAEA V. 'PURPUREA'	HOPSEED BUSH	L	A	5 GAL	12' X 10'
	GALVEZIA SPECIOSA 'FIRECRACKER'	ISLAND SNAPDRAGON	L	N	5 GAL	2' X 3'
	GREVILLEA X 'NOELLI'	GREVILLEA	L	A	5 GAL	4' X 4'
	LIGUSTRUM JAPONICUM 'TEXANUM'	WAXLEAF PRIVET	L	A	5 GAL	9' X 5'
	* MIMULUS AURANTIACUS	STICKY MONKEY FLOWER	L	N	5 GAL	3' X 3'
	NANDINA DOMESTICA	HEAVENLY BAMBOO	L	A	5 GAL	6' X 3'
	PHORNIUM SPP.	NEW ZEALAND FLAX	L	A	5 GAL	3' X 3'
	PITTIOSPORUM TOBIRA	TOBIRA	L	A	5 GAL	5' X 5'
	RHAMNUS CALIFORNICA 'EVE CASE'	COFFEE BERRY	L	N	5 GAL	6' X 6'
	RHAPHIOLEPIS INDICA	INDIAN HAWTHORN	M	A	5 GAL	4' X 4'
	* RIBES SANGUINEUM	FLOWERING CURRANT	L	N	5 GAL	6' X 6'
	SALVIA C. 'WINNIFRED GILMAN'	CLEVELAND SAGE	L	N	5 GAL	3' X 3'
	TEUCRIUM FRUTICANS 'COMPACTUM'	BUSH GERMANDER	L	A	5 GAL	2' X 2'
	VERBENA LILACINA 'DE LA MINA'	CEDROS ISLAND VERBENA	L	N	5 GAL	2' X 3'
	WESTRINGIA FRUTICOSA	COASTAL ROSEMARY	L	A	5 GAL	5' X 8'
ACCENT SHRUBS & GROUNDCOVERS						
	* ACHILLEA MILLEFOLIUM	YARROW	L	N	5 GAL	24" X 24"
	ANIGOZANTHOS 'KANGA RED'	KANGAROO PAW	L	A	5 GAL	24" X 24"
	* BACCHARIS PILLULARIS 'PIGEON POINT'	DWARF COYOTE BUSH	L	N	5 GAL	24" X 84"
	CEANOTHUS GRISEUS H. 'YANKEE POINT'	WILD LILAC	L	N	5 GAL	24" X 96"
	ERIGONUM GRANDE RUBESCENS	SAN MIGUEL ISLAND BUCKWHEAT	L	N	5 GAL	24" X 36"
	* EPILOBIUM CALIFORNICA	CALIFORNIA FUCHSIA	L	N	5 GAL	24" X 36"
	LIRIOPE SPICATA	CREeping LILY TURF	M	A	5 GAL	12" X 12"
	MYOPORUM PARVIFOLIUM	MYOPORUM	L	A	5 GAL	12" X 96"
	PENSTEMON H. 'MARGARITA BOP'	PENSTEMON	L	N	5 GAL	24" X 24"
	* SALVIA SPATHACEA	HUMMINGBIRD SAGE	L	N	5 GAL	24" X 60"
GRASSES						
	BOUTELLOUA G. 'BLONDE AMBITION'	BLUE GRAMA	L	N	5 GAL	2' X 2'
	CALAMAGROSTIS X A. 'KARL FOERSTER'	FEATHER REED GRASS	L	A	5 GAL	3' X 2'
	CHONDROPETALUM TECTORUM	SMALL CAPE RUSH	L	A	5 GAL	3' X 3'
	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	L	N	5 GAL	3' X 2'
	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	L	A	5 GAL	2' X 3'
BIORETENTION						
	CAREX TUMULICOLA	BERKELEY SEDGE	L	N	5 GAL	1' X 2'
	* DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	L	N	5 GAL	2' X 2'
	ELYMUS C. 'CANYON PRINCE'	WILD RYE GRASS	L	N	5 GAL	2' X 3'
	JUNCUS PATENS	CALIFORNIA GRAY RUSH	M	N	5 GAL	2' X 2'
	MUHLENBERGIA RIGENS	DEER GRASS	L	N	5 GAL	4' X 4'
	* ROSA CALIFORNICA	CALIFORNIA WILD ROSE	L	N	5 GAL	5' X 5'
	BIOFILTRATION SOD	AVAILABLE AT DELTA BLUEGRASS (800) 637-8873	L	N	SOD	N/A
TURF						
	RHZOMATOUS TALL FESCUE (RTF)	SELF-HEALING TURF	H	A	SOD	N/A

NOTES:

- LANDSCAPE WILL UTILIZE LOW WATER USE PLANT MATERIALS, HYDRO ZONING AND EMPLOY WATER EFFICIENT LOW VOLUME DRIP AND SPRAY IRRIGATION AND SMART CONTROLLERS. SEE L-5 FOR HYDROZONE PLAN AND WATER USE CALCULATIONS.
- PROPOSED NATIVE PLANTS WITH AN * ARE CONSIDERED ANTIOCH LOCAL NATIVE SPECIES PER CALIFORNIA NATIVE PLANT SOCIETY (CNPS) EAST BAY CHAPTER PLANT LIST AND CALSCAPE PLANT LIST.

NOTE:

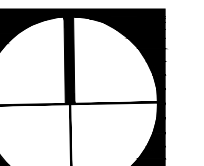
- THE INTERNAL AND BORDER PLANT MATERIAL WITHIN THE COMMON SPACES SHALL NOT EXCEED 4' IN HEIGHT AT MATURITY PER ANTIOCH SINGLE FAMILY & MISSING MIDDLE RESIDENTIAL OBJECTIVE DESIGN STANDARD 3.6.4.1.

MWELO STATEMENT OF COMPLIANCE

"I HAVE COMPLIED WITH THE CRITERIA OF THE CITY OF ANTIOCH WATER EFFICIENT LANDSCAPING ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN."

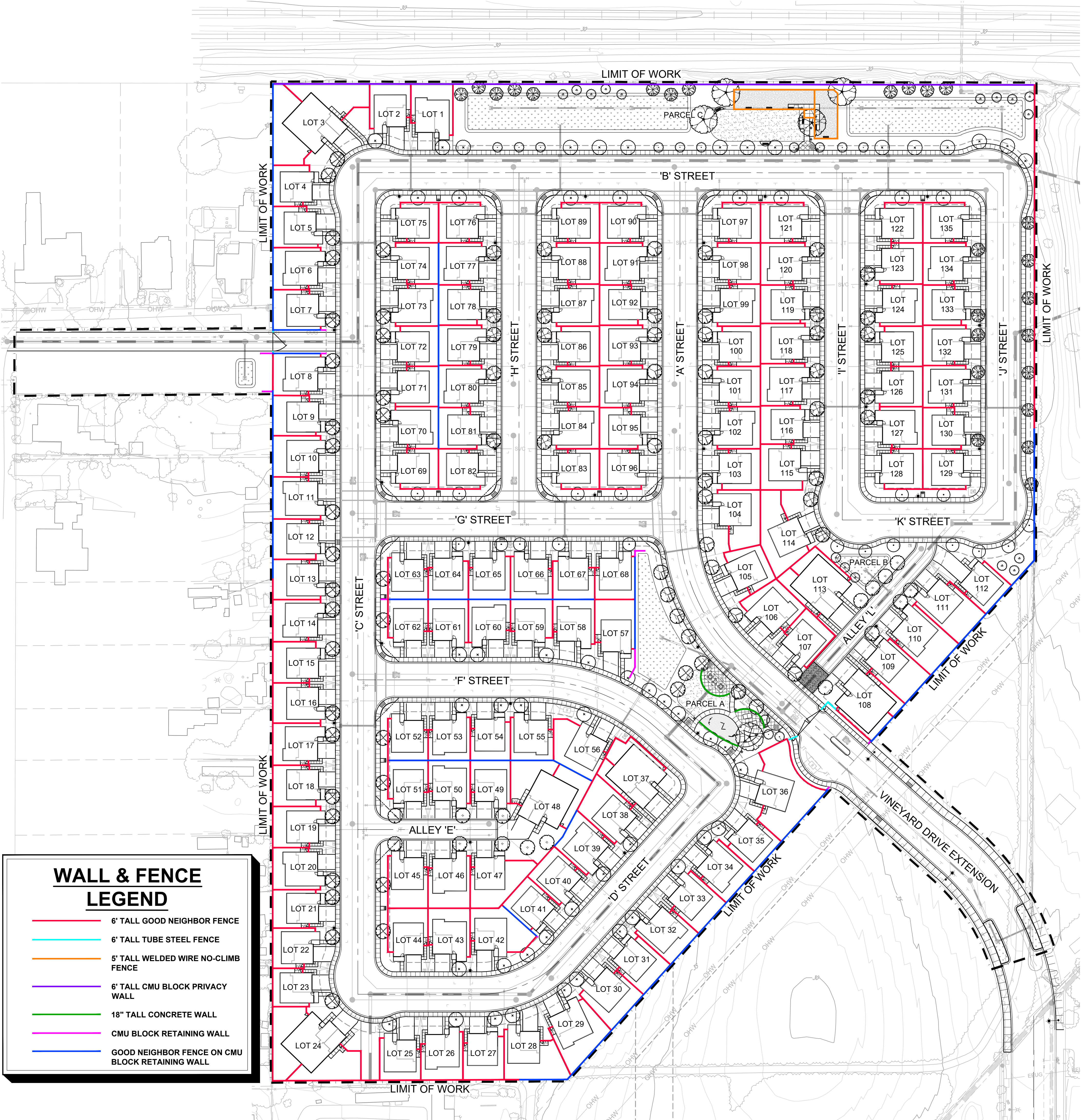
PHILIP A. VANDERTOOLEN, PRESIDENT
VANDERTOOLEN ASSOCIATES, INC.
CA LICENSE # 2798

0' 5' 10' 20'



SCALE: 1" = 10'-0"

NORTH



WALL & FENCE LEGEND

- 6' TALL GOOD NEIGHBOR FENCE
- 6' TALL TUBE STEEL FENCE
- 5' TALL WELDED WIRE NO-CLIMB FENCE
- 6' TALL CMU BLOCK PRIVACY WALL
- 18" TALL CONCRETE WALL
- CMU BLOCK RETAINING WALL
- GOOD NEIGHBOR FENCE ON CMU BLOCK RETAINING WALL



6' TALL WOOD GOOD NEIGHBOR FENCE



6' TALL TUBE STEEL FENCE



6' TALL TUBE STEEL VEHICULAR SWING GATE AT MAIN ENTRY



6' TALL TUBE STEEL PEDESTRIAN GATE AT MAIN ENTRY



5' TALL WELDED WIRE NO-CLIMB DOG PARK FENCE



6' TALL CMU BLOCK PRIVACY WALL. COLOR TO BE EARTH-TONED/TAN.



CMU BLOCK RETAINING WALL. COLOR TO BE EARTH-TONED/TAN. REFER TO CIVIL ENGINEER'S PLANS FOR HEIGHTS.

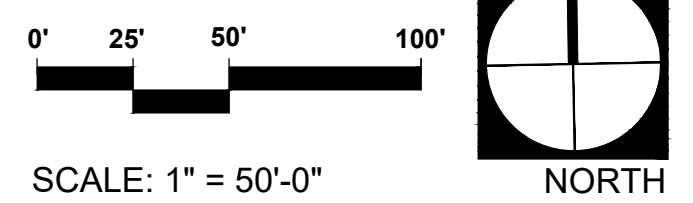


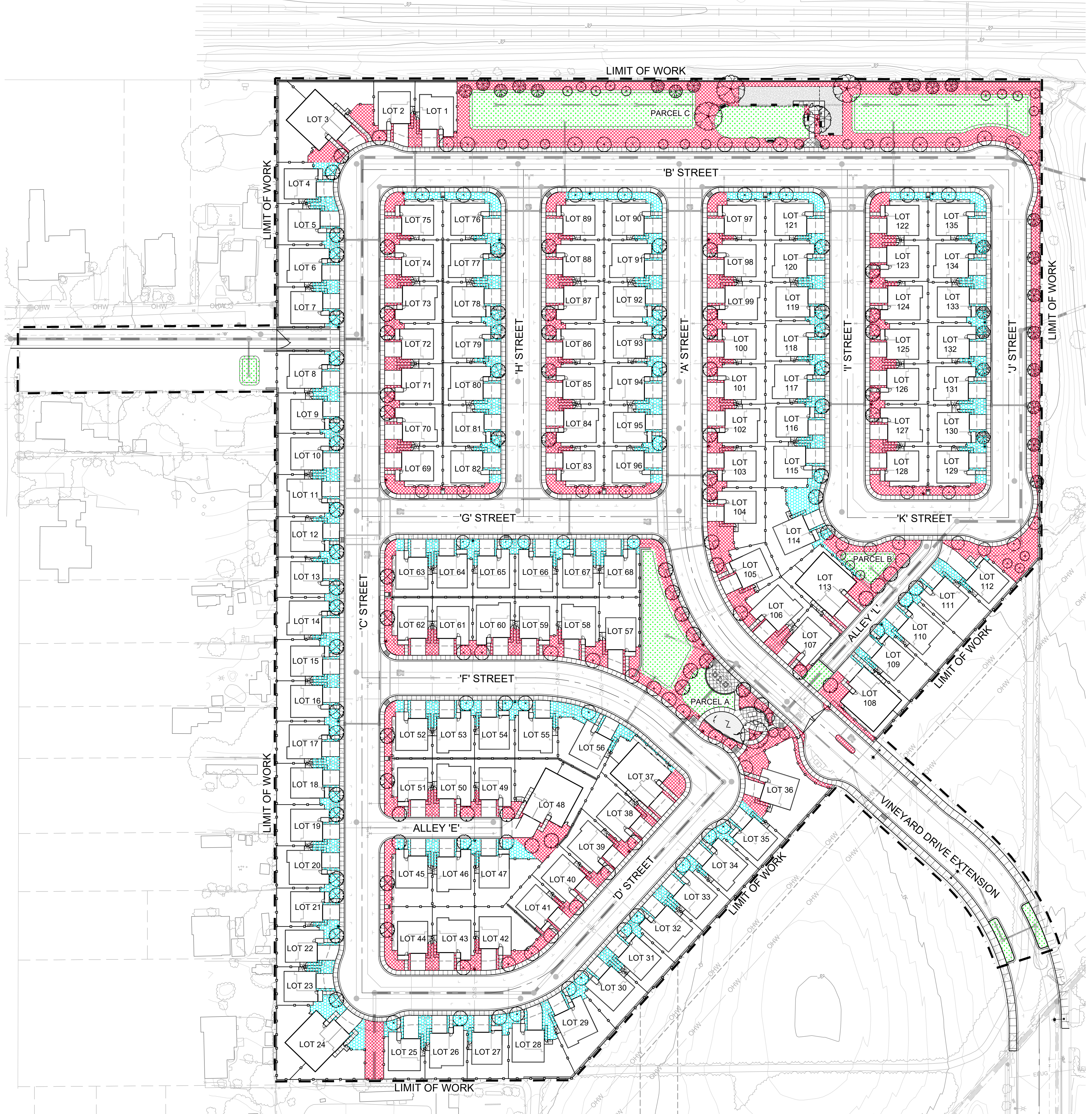
18" TALL CONCRETE SEAT WALL



6' TALL TUBE STEEL VEHICULAR SWING GATE AT EVA

NOTE: THE PROPOSED FENCE & WALL DESIGNS ARE CONCEPTUAL. SIMILARLY THEMED DESIGN, COLORS & MATERIALS MAY BE SELECTED BASED UPON PRODUCT AVAILABILITY AT TIME OF INSTALLATION.





IRRIGATION NOTES

1. THE IRRIGATION DESIGN FOR THE SITE SHALL COMPLY WITH THE STATE MANDATED MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO).
2. THE IRRIGATION SYSTEMS WILL BE AUTOMATICALLY CONTROLLED BY AN ET/SMART IRRIGATION CONTROLLER CAPABLE OF MULTIPLE PROGRAMMING AND INDEPENDENT TIMING OF INDIVIDUAL IRRIGATION SYSTEMS. THE CONTROLLER WILL HAVE A 24-HOUR CLOCK TO ALLOW MULTIPLE START TIMES AND REPEAT CYCLES TO ADJUST FOR SOIL PERCOLATION RATES.
3. THE IRRIGATION SYSTEMS WILL CONSIST PRIMARILY OF LOW VOLUME, LOW FLOW BUBBLERS FOR TREES, POINT SOURCE DRIP IRRIGATION FOR SHRUBS AND GROUNDCOVERS, AND MP ROTATORS FOR TURF AND BIORETENTION AREAS.
4. PLANTS WILL BE GROUPED ONTO SEPARATE VALVES ACCORDING TO SUN EXPOSURE AND WATER USE TO ALLOW FOR IRRIGATION APPLICATION BY HYDROZONE. THE IRRIGATION SCHEDULING WILL REFLECT THE REGIONAL EVAPOTRANSPIRATION RATES. THE ENTIRE SITE WILL BE DESIGNED TO RUN DURING NIGHTTIME HOURS WHEN IRRIGATION IS MOST EFFICIENT.
5. ALL MWELO DOCUMENTATION INCLUDING IRRIGATION PLANS, WATER USE CALCULATIONS AND CERTIFICATES SHALL BE SUBMITTED WITH THE LANDSCAPE IMPROVEMENT PLANS FOR REVIEW AND APPROVAL.
6. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO REDUCE VANDALISM BY PLACING CONTROLS IN APPROPRIATE ENCLOSURES PER SINGLE FAMILY & MISSING MIDDLE RESIDENTIAL ODS 3.6.6.M.

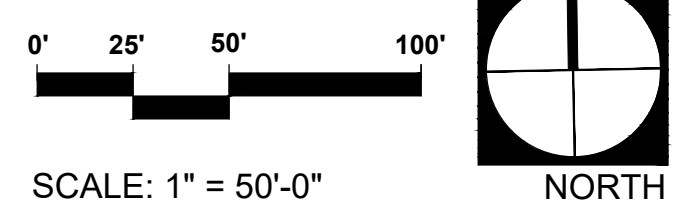
HYDROZONE LEGEND

- TREES, SHRUBS & GROUNDCOVERS - DRIP IRR SOUTH/ WEST EXPOSURE
- TREES, SHRUBS & GROUNDCOVERS - DRIP IRR NORTH/ EAST EXPOSURE
- TURF & BIO DETENTION AREAS - MP ROTATOR SPRAY

MWELO STATEMENT OF COMPLIANCE

"I HAVE COMPLIED WITH THE CRITERIA OF THE CITY OF ANTIOCH WATER EFFICIENT LANDSCAPING ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN."

PHILIP A. VANDERTOOLEN, PRESIDENT
VANDERTOOLEN ASSOCIATES, INC.
CA LICENSE # 2798



SCALE: 1" = 50'-0"

Water Efficient Landscape Worksheet

Adapted from California Code of Regulations Title 23, Division 2, Chapter 2.7, Model Water Efficient Landscape Ordinance

Site Information									
Site Name →		Rancho Meadows							
Site Type →		Residential							
Annual Eto (Inches/yr) →		55.43		Allowed ETAF:		0.55			
Hydrozone or Planting Description (a)	Plant Factor (PF)	Irrigation Method (b)	Irrigation Efficiency (IE) (c)	ETAF (PE/IE)	Landscape Area (sqft.)	ETAF x Area	*Estimated Total Water Use (gal./yr.)		
Regular Landscape Areas									
Low/Mod. Water Use Shrubs	0.4	Mod./Ave.	Drip	0.81	0.5	105,797	52,245	1,795,498	
Low/Mod. Water Use Trees	0.4	Mod./Ave.	Bubbler	0.81	0.5	1,638	819	27,799	
Turf	0.7	High	Overhead Spray	0.75	0.9	5,238	4,907	168,653	
Bioretention	0.4	Mod./Ave.	Overhead Spray	0.75	0.5	25,471	13,585	466,852	
SUBTOTAL →						138,164	71,546	2,458,804	
Special Landscape Areas									
1					1	0	0	0	
2					1	0	0	0	
3					1	0	0	0	
SUBTOTAL →						0	0	0	
**Estimated Total Water Use (ETWU) →						2,458,804			
Maximum Allowed Water Allowance (MAWA) →						2,611,525			

(a) Hydrozone #/Planting Description
1.) Front Lawn
2.) Low water use planting
3.) medium water use

(b) Irrigation Method
Overhead Spray
Drip
Bubbler

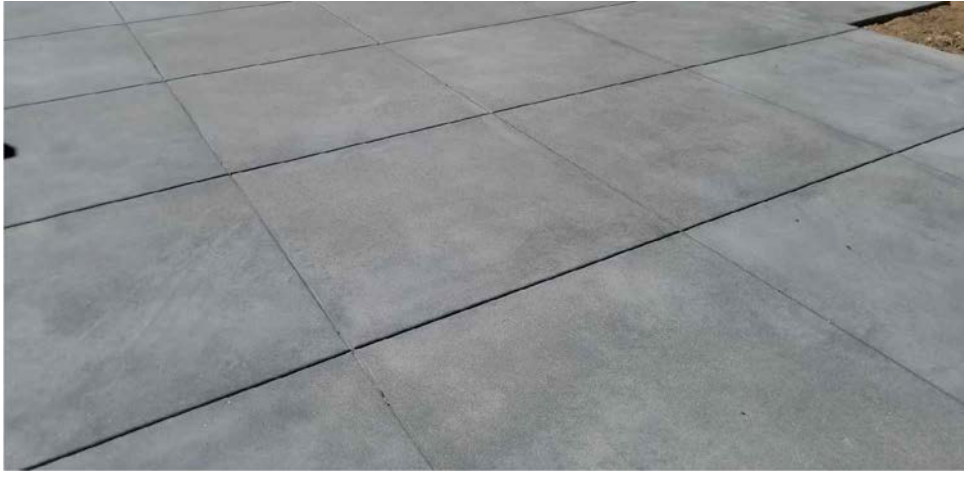
(c) Irrigation Efficiency
0.75 for spray head
0.81 for drip

(*) ETWU (Annual Gallons Required) = Eto x 0.62 x ETAF x Area where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year

(**) MAWA (Annual Gallons Allowed) = (Eto x 0.62) x [(ETAF x IA) + (E x ETAF x SA)] where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, IA is the total landscape area in square feet, and ETAF is 0.55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations		
Regular Landscape Areas	Total ETAF x Area	71,546
	Total Area	138,164
	Average ETAF	0.52
All Landscape Areas	Total ETAF x Area	71,546
	Total Area	138,164
	Sitewide ETAF	0.52

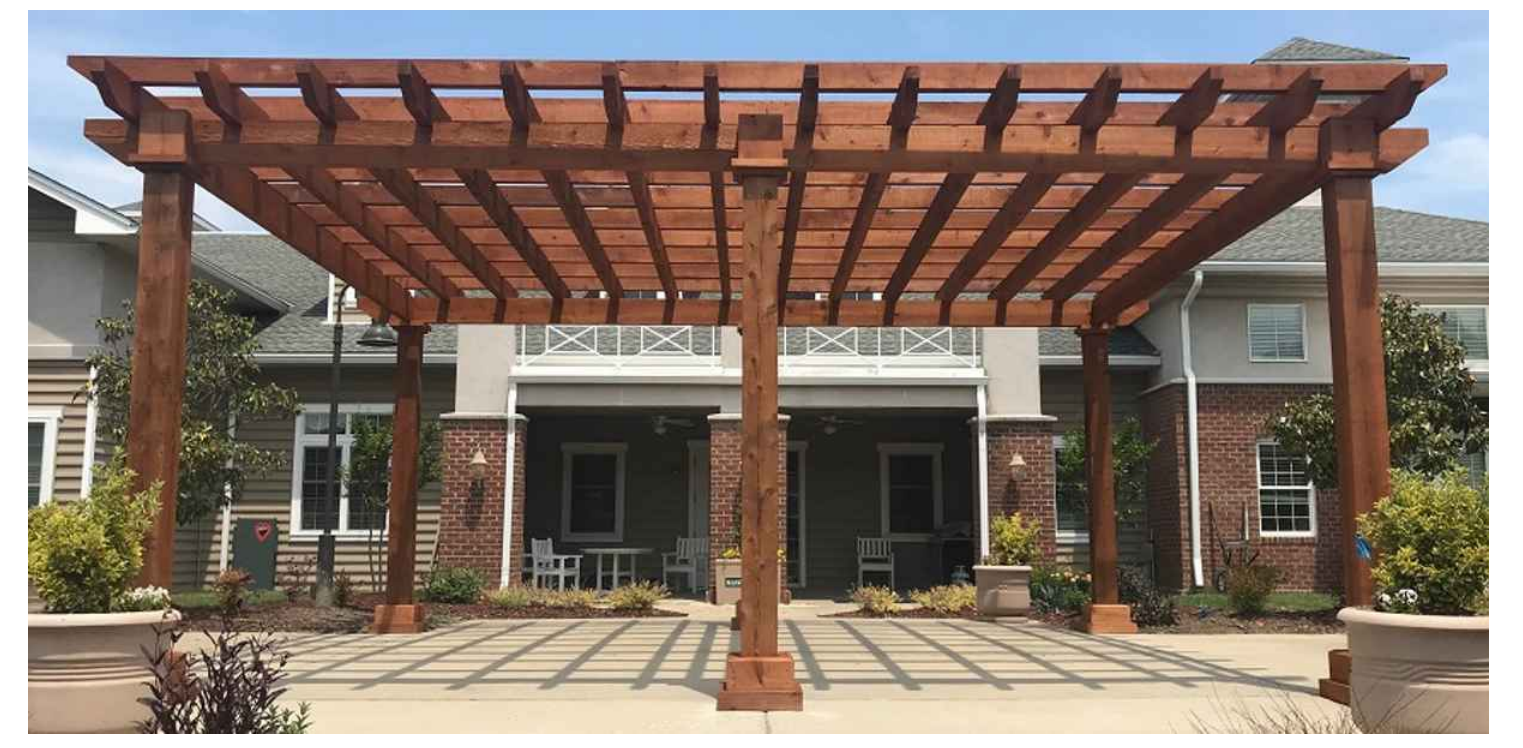
Notes:
Average ETAF (ET adjustment factor) for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.
Calculator developed to meet code effective Dec. 1, 2015
This calculator is for estimating purposes only.



A DECORATIVE PAVING



B TURF BLOCK PAVING



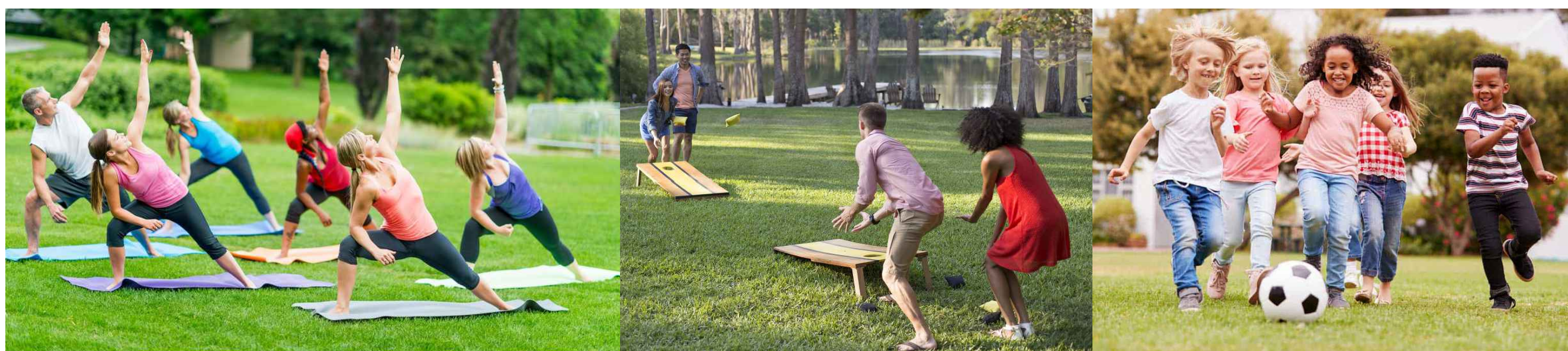
C SHADE TRELLIS



D CHILDREN'S PLAY AREA
NOTE: NO CLIMBING STRUCTURES



E DOG PARK



F MULTIPURPOSE TURF AREA



G PICNIC TABLE



H SEATING



I BIKE RACK



J TRASH & RECYCLING RECEPTACLE



K CLUSTER MAILBOX

NOTE: THE PROPOSED SITE AMENITY DESIGNS ARE CONCEPTUAL. SIMILARLY THEMED DESIGN, COLORS & MATERIALS MAY BE SELECTED BASED UPON PRODUCT AVAILABILITY AT TIME OF INSTALLATION.

TREES



ACER R. 'REDPOINTE'



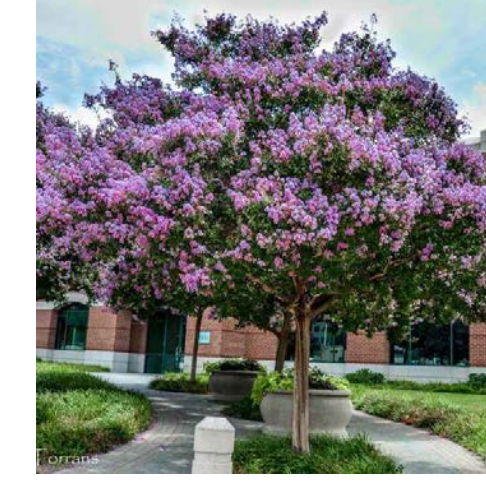
ARBUTUS X 'MARINA'



CERCIS OCCIDENTALIS



GINKGO B. 'PRINCETON SENTRY'



LAGERSTROEMIA I. 'MUSKOGEE'



LAURUS 'SARATOGA'



QUERCUS AGRIFOLIA



QUERCUS 'REGAL PRINCE'



TILIA C. 'GREENSPIRE'



ZELKOVA S. 'CITY SPRITE'

SHRUBS



CALLISTEMON V. 'LITTLE JOHN'



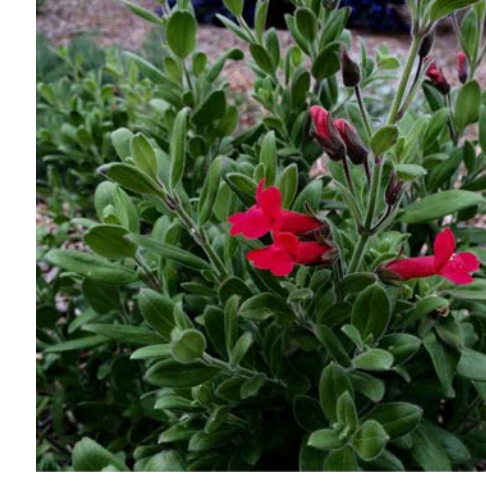
CISTUS SPP.



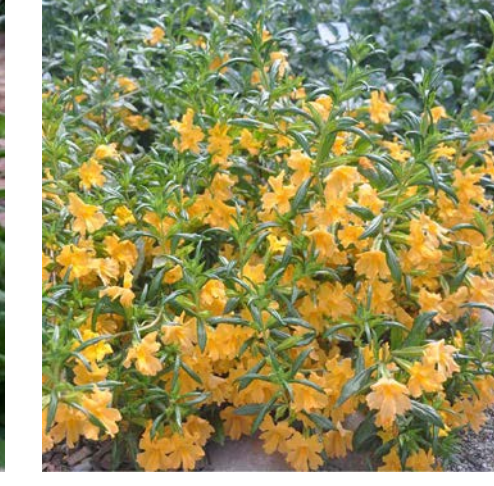
DIETES SPP.



DODONAEA V. 'PURPUREA'



GALVEZIA S. 'FIRECRACKER'



MIMULUS AURANTIACUS



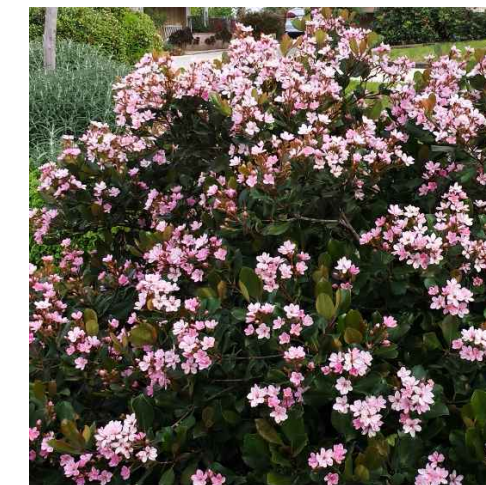
NANDINA DOMESTICA



PHORMIUM SPP.



PITTOSPORUM TOBIRA



RHAPHIOLEPIS INDICA



SALVIA CLEVELANDII 'WINNIFRED GILMAN'



TEUCRIUM F. 'COMPACTUM'

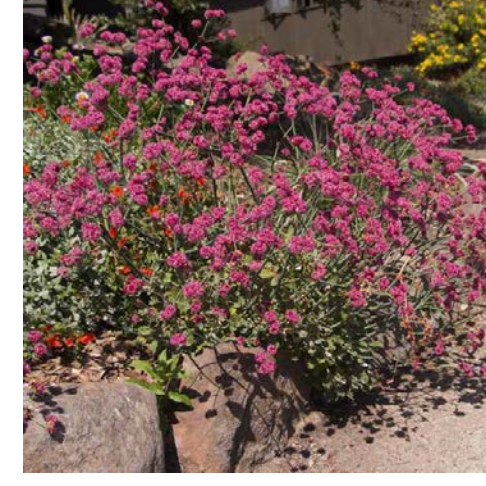
ACCENT SHRUBS & GROUNDCOVERS



ACHILLEA MILLEFOLIUM



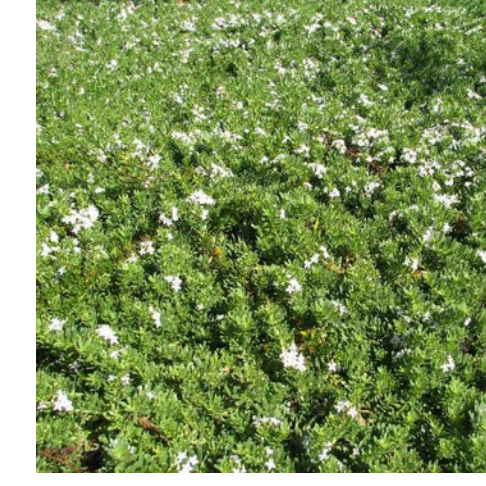
ANIGOZANTHOS 'KANGA RED'



ERIOGONUM GRANDE RUBESCENS



LIRIOPE SPICATA



MYOPORUM PARVIFOLIUM



PENSTEMON H. 'MARGARITA BOP'

GRASSES/BIORETENTION



BOUTELOUA G. 'BLONDE AMBITION'



CALAMAGROSTIS X A. 'KARL FOERSTER'



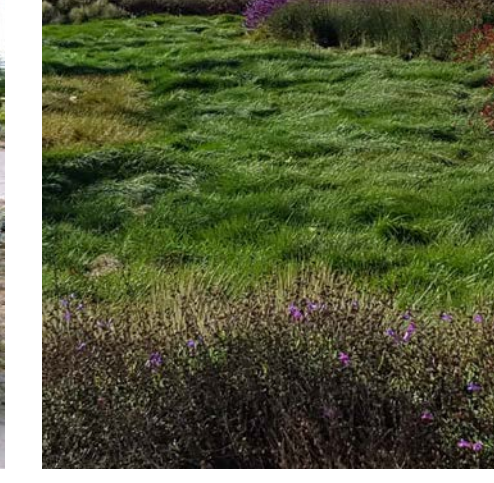
CHONDROPETALUM TECTORUM



ELYMUS C. 'CANYON PRINCE'



MUHLENBERGIA RIGENS



BIORETENTION SOD

PROPOSED TREE PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	NATIVE/ADAPTIVE	SIZE	H X W
TREES						
	ACER R. 'REDPOINTE'	ARMSTRONG MAPLE	M	A	15 GAL	40' X 20'
	ARBUTUS X 'MARINA'	MADRONE	L	A	15 GAL	35' X 25'
	CERCIS OCCIDENTALIS	WESTERN REDBUD	VL	N	15 GAL	15' X 15'
	GINKGO B. 'PRINCETON SENTRY'	MAIDENHAIR TREE	M	A	15 GAL	45' X 15'
	LAGERSTROEMIA I. 'MUSKOGEE'	CRAPE MYRTLE	L	A	24" BOX	20' X 12'
	LAURUS X 'SARATOGA'	SARATOGA SWEET BAY	L	A	15 GAL	30' X 25'
	* QUERCUS AGRIFOLIA	COAST LIVE OAK	VL	N	24" BOX	60' X 60'
	QUERCUS 'REGAL PRINCE'	ENGLISH OAK HYBRID	M	A	15 GAL	45' X 20'
	TILIA C. 'GREENSPIRE'	LITTLELEAF LINDEN	M	A	24" BOX	35' X 20'
	ZELKOVA S. 'CITY SPRITE'	SAWLEAF ZELKOVA	M	A	15 GAL	24' X 18'

NOTE:
1. PROPOSED NATIVE PLANTS WITH AN * ARE CONSIDERED ANTIOCH LOCAL NATIVE SPECIES PER CALIFORNIA NATIVE PLANT SOCIETY (CNPS) EAST BAY CHAPTER PLANT LIST AND LANDSCAPE PLANT LIST.

PROPOSED PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	NATIVE/ADAPTIVE	SIZE	H X W
SHRUBS						
	ARCTOSTAPHYLOS D. 'HOWARD MCINN'	MANZANITA	L	N	5 GAL	6' X 7'
	CALLISTEMON VIMINALIS 'LITTLE JOHN'	DWARF BOTTLEBRUSH	L	A	5 GAL	3' X 3'
	CISTUS SPP.	ROCKROSE	L	A	5 GAL	4' X 4'
	DIETES SPP.	FORTNIGHT LILY	L	A	5 GAL	3' X 3'
	DODONAEA V. 'PURPUREA'	HOPSEED BUSH	L	A	5 GAL	12' X 10'
	GALVEZIA SPECIOSA 'FIRECRACKER'	ISLAND SNAPDRAGON	L	N	5 GAL	2' X 3'
	GREVILLEA X 'NOELLI'	GREVILLEA	L	A	5 GAL	4' X 4'
	LIGUSTRUM JAPONICUM 'TEXANUM'	WAXLEAF PRIVET	L	A	5 GAL	9' X 5'
	* MIMULUS AURANTIACUS	STICKY MONKEY FLOWER	L	N	5 GAL	3' X 3'
	NANDINA DOMESTICA	HEAVENLY BAMBOO	L	A	5 GAL	6' X 3'
	PHORMIUM SPP.	NEW ZEALAND FLAX	L	A	5 GAL	3' X 3'
	PITTOSPORUM TOBIRA	TOBIRA	L	A	5 GAL	5' X 5'
	RHAMNUS CALIFORNICA 'EVE CASE'	COFFEE BERRY	L	N	5 GAL	6' X 6'
	RHAPHIOLEPIS INDICA	INDIAN HAWTHORN	M	A	5 GAL	4' X 4'
	* RIBES SANGUINEUM	FLOWERING CURRANT	L	N	5 GAL	6' X 6'
SALVIA C. 'WINNIFRED GILMAN'	CLEVELAND SAGE	L	N	5 GAL	3' X 3'	
TEUCRIUM FRUTICANS 'COMPACTUM'	BUSH GERMANDER	L	A	5 GAL	2' X 2'	
VERBENA LILACINA 'DE LA MINA'	CEDROS ISLAND VERBENA	L	N	5 GAL	2' X 3'	
WESTRINGIA FRUTICOSA	COASTAL ROSEMARY	L	A	5 GAL	5' X 8'	

ACCENT SHRUBS & GROUNDCOVERS

	* ACHILLEA MILLEFOLIUM	YARROW	L	N	5 GAL	24" X 24"
	ANIGOZANTHOS 'KANGA RED'	KANGAROO PAW	L	A	5 GAL	24" X 24"
	* BACCHARIS PILULARIS 'PIGEON POINT'	DWARF COYOTE BUSH	L	N	5 GAL	24" X 84"
	CEANOTHUS GRISEUS H. 'YANKEE POINT'	WILD LILAC	L	N	5 GAL	24" X 96"
	ERIOGONUM GRANDE RUBESCENS	SAN MIGUEL ISLAND BUCKWHEAT	L	N	5 GAL	24" X 36"
	* EPILOBIUM CALIFORNICA	CALIFORNIA FUCHSIA	L	N	5 GAL	24" X 36"
	LIRIOPE SPICATA	CREeping LILY TURF	M	A	5 GAL	12" X 12"
	MYOPORUM PARVIFOLIUM	MYOPORUM	L	A	5 GAL	12" X 96"
	PENSTEMON H. 'MARGARITA BOP'	PENSTEMON	L	N	5 GAL	24" X 24"
	* SALVIA SPATHACEA	HUMMINGBIRD SAGE	L	N	5 GAL	24" X 60"

GRASSES

	BOUTELOUA G. 'BLONDE AMBITION'	BLUE GRAMA	L	N	5 GAL	2' X 2'
	CALAMAGROSTIS X A. 'KARL FOERSTER'	FEATHER REED GRASS	L	A	5 GAL	3' X 2'
	CHONDROPETALUM TECTORUM	SMALL CAPE RUSH	L	A	5 GAL	3' X 3'
	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	L	N	5 GAL	3' X 2'

BIORETENTION

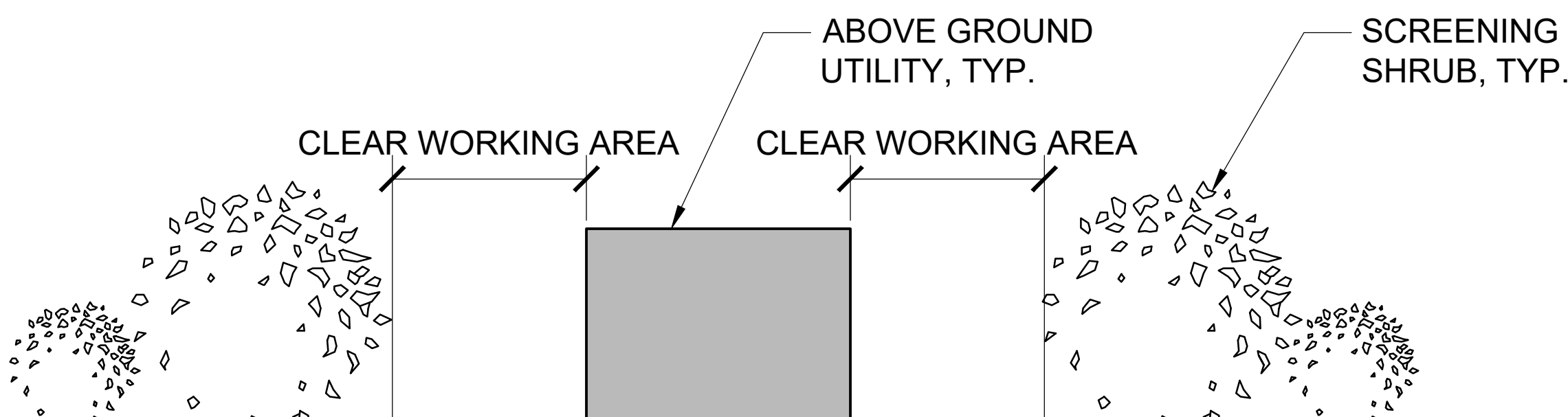
	CAREX TUMULICOLA	BERKELEY SEDGE	I	N	5 GAL	1' X 2'
	* DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	L	N	5 GAL	2' X 2'
	ELYMUS C. 'CANYON PRINCE'	WILD RYE GRASS	L	N	5 GAL	2' X 3'
	JUNCUS PATENS	CALIFORNIA GRASS RUSH	M	N	5 GAL	2' X 2'
	MUHLLENBERGIA RIGENS	DEER GRASS	L	N	5 GAL	4' X 4'
	* ROSA CALIFORNICA	CALIFORNIA WILD ROSE	L	N	5 GAL	5' X 5'

TURF

	RHIZOMATOUS TALL FESCUE (RTF)	SELF-HEALING TURF	H	A	SOD	N/A
--	-------------------------------	-------------------	---	---	-----	-----

NOTES:

- LANDSCAPE WILL UTILIZE LOW WATER USE PLANT MATERIALS, HYDRO ZONING AND EMPLOY WATER EFFICIENT LOW VOLUME DRIP AND SPRAY IRRIGATION AND SMART CONTROLLERS. SEE L-5 FOR HYDROZONE PLAN AND WATER USE CALCULATIONS.
- PROPOSED NATIVE PLANTS WITH AN * ARE CONSIDERED ANTIOCH LOCAL NATIVE SPECIES PER CALIFORNIA NATIVE PLANT SOCIETY (CNPS) EAST BAY CHAPTER PLANT LIST AND LANDSCAPE PLANT LIST.



SCREEN PLANTING FOR UTILITIES