

Building Elevations

Figure 5

PLANTING LEGEND

NATIVE AND NATIVE COMPATIBLE "OVERSTORY" PLANTINGS

SYMBOL	SELECTION/DESCRIPTION
	SIGNIFICANT EXIST. TREES QUERCUS, PINUS, EUCALYPTUS
	STREET TREES 36" BOX QUERCUS AGRIFOLIA
	OVERSTORY TREES 24" BOX, 36" BOX, 48" BOX, 60" BOX, 72" BOX PLATANUS RACEMOSA, CERCIIS OCCIDENTALIS, QUERCUS AGRIFOLIA / LOBATA,
	PARKING LOT TREES 36" BOX PLATANUS ACERIFOLIA VAR., ULMUS PARVIFOLIA VAR.
	UNDERSTORY TREES 15 G.C., 24" BOX CERCIIS OCCIDENTALIS, SAMBUCUS MEXICANA ARBUTUS MARINA

NATIVE AND NATIVE COMPATIBLE "UNDERSTORY" PLANTINGS

SYMBOL	SELECTION/DESCRIPTION
	SLOPE SHRUB GROUPINGS 5 G.C., 15 G.C. WESTRINGIA ROSMARINIFORMIS, SALVIA VAR. OSTIOS VAR., TRICHOSTEMA LAMATUM, RIBES VAR., ZAUSSCHNERIA CALIF. VAR., ROMNEA COULTER, FREMONTODENDRON CAL.
	ACCENT / SCREENING SHRUBS 5 G.C., 15 G.C. HETEROMELES ARBUTIFOLIA, PRUNUS LYONII, PRUNUS CAROLINIANA VAR., PHOTINIA FRASERI, ESCALLONIA FRASESI, SALVIA VAR., LAVATERA ASSURGENTIFOLIA
	PARKING / BUILDING FEATURES 5 G.C., 15 G.C. SALVIA 'GREGGII', ROSA 'MIDLAND' VAR., HEUCHERA SANGUINA VAR., NANDINA DOMESTICA, EURYOPS PECTINATUS
	ACCENT PLANTS 1 G.C. ROSA CALIF., HEUCHERA SANGUINA VAR., NEMEROCALLIS AURANTIACA, DIETES VEGETA, EURYOPS PECTINATUS, CLIVIA MINIATA
	COLORFUL VINES 5 G.C. PARTHENOCISSUS TRICUSPIDATA, CLYTOSTOMA CALLISTEGOIDES, ROSA BANKSIAE, ROSA 'MIDLAND' VAR.
	GROUND COVER MATRIX FLATS 12" OR 18" O/C CEANOETHUS HORIZONTALIS VAR., ARCTOTHECA CALENBULA, ARCHTOSTEMMA VAR., VERBENA VAR., ACHELLEA TOMENTOSA, PHYLLA NOBIFLORA, PELARGONIUM PELTATUM VAR., HYPODRUM PARVIFOLIUM 'PINK', CAMPANULA VAR., ROSMARINUS OFFICINALIS VAR.

GENERAL NOTES:
ALL ABOVE GROUND UTILITY EQUIPMENT (INCLUDING, BUT NOT LIMITED TO BACKFLOW PREVENTERS, CABLE TV BOXES, ELECTRICAL TRANSFORMERS, METERS, WATER AND IRRIGATION EQUIPMENT AND AIR CONDITIONING CONDENSERS) SHALL BE SCREENED WITH A SCREEN WALL AT LEAST AS TALL AS THE EQUIPMENT OR 15 GALLON CAN SIZED CONTAINER PLANTS, AS SELECTED AND SPOTTED BY THE LANDSCAPE ARCHITECT, TO ENSURE THAT 75% OF THE UTILITY EQUIPMENT IS SCREENED AT TIME OF PROJECT INSTALLATION ACCEPTANCE.

GRADING, DRAINAGE, WATERPROOFING, LIGHTING, SIGNAGE, DIRECTORY/MAIL KIOSK, "HARDSCAPE", ETC., ARE BY OTHERS.

MAINTAIN A MINIMUM DISTANCE OF 15' BETWEEN LIGHT POLES AND TREE LOCATIONS.

IRRIGATION NOTES:
ALL IRRIGATION SYSTEMS WILL BE DESIGNED USING PREDOMINANTLY LOW VOLUME OUTLETS, SUCH AS LOW GPM SPRAY AND "FLOOD SUBBLER" HEADS.

ALL PLANTED AREAS WILL BE DESIGNED TO OPERATE ON CITY SUPPLIED SOURCES AND PRESSURES.

ALL IRRIGATION SYSTEMS WILL BE DESIGNED TO PROTECT DOMESTIC POTABLE WATER BY USING "APPROVED" TYPE BACKFLOW PREVENTION DEVICES).

ALL IRRIGATION HEADS WILL BE DESIGNED TO RESPECT THE VARYING PLANTING "HYDROZONES".

ALL IRRIGATION SYSTEMS WILL BE DESIGNED TO RESPECT THE VARYING PLANTING "HYDROZONES".

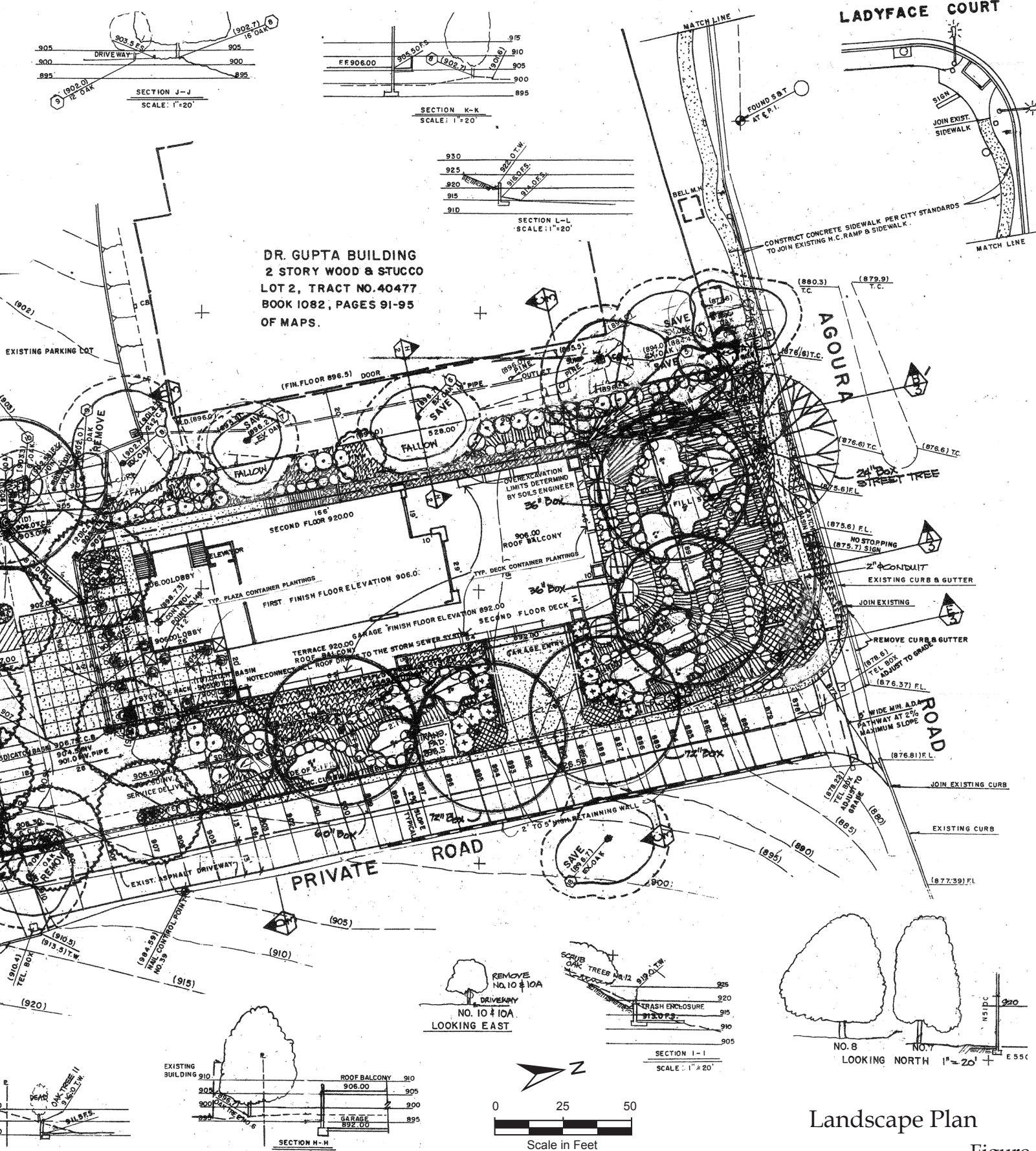
MITIGATION FOR DEAD AND REMOVED OAK TREES (GOT-9-12", GOT-10-6", GOT-10A-11", GOT-11-11", GOT-13-33" AND, GOT-17-11") WILL BE AS FOLLOWS:

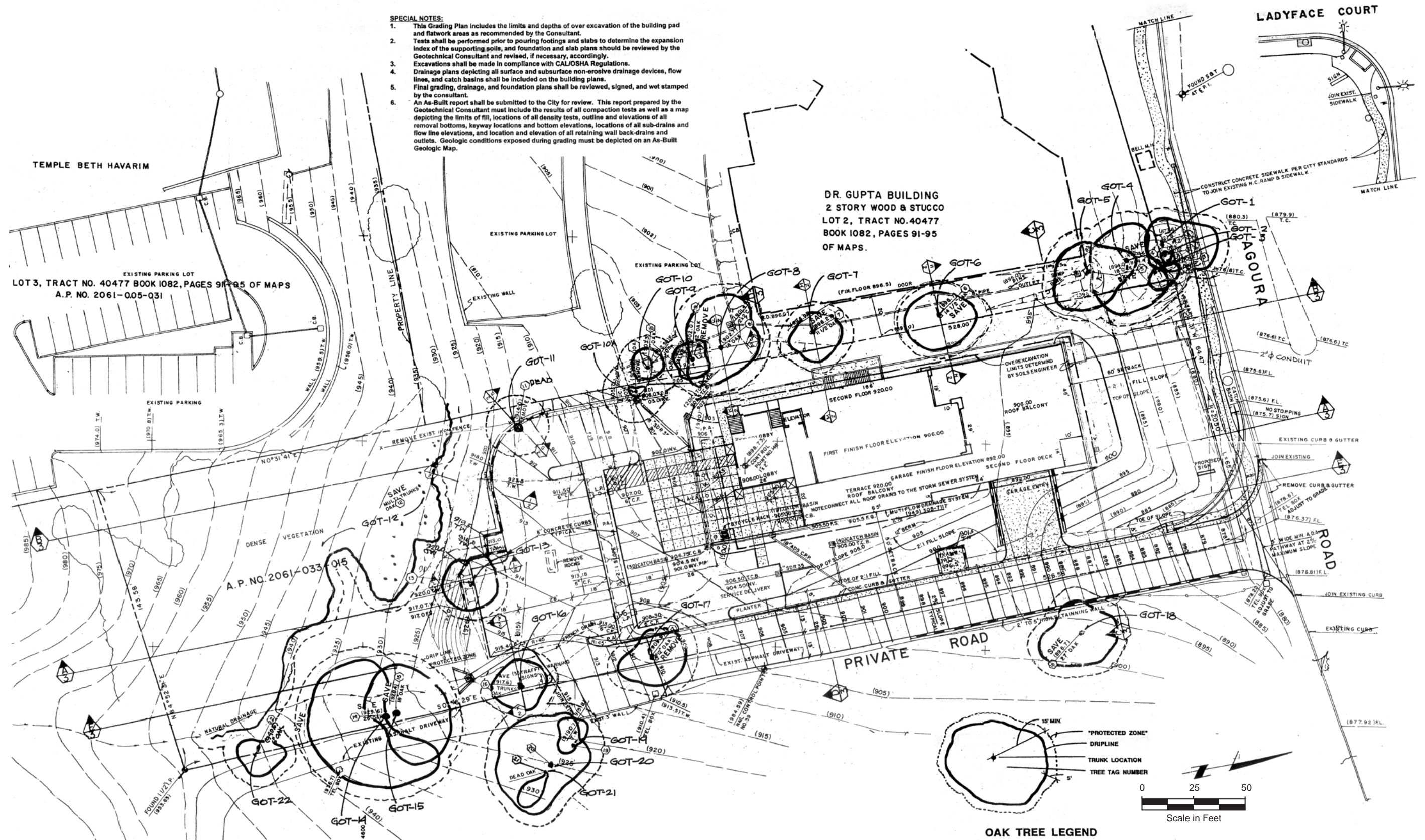
EXISTING OAK TREES TO BE REMOVED / TRANSPLANTED:
TRUNK DIA. = 64" DIA.
ONE OAK TREE REQUIRED FOR EACH 15,000 SQ. FT. OF BUILDING AREA, 12,700 SQ. FT. BUILDING PROPOSED = (0) 24" BOX QUERCUS AGRIFOLIA, REQUIRED (1 3/4")

NEW OAK TREES TO BE REQUIRED FOR BUILDING SQUARE FOOTAGE:
TRUNK DIA. = 1 3/4" DIA.
TOTAL DIAMETER OF REPLACEMENT TREES REQUIRED:
TRUNK DIA. = 85 3/4" DIA.

EQUIVALENT REPLACEMENT DIAMETERS:
72" BOX NURSERY OAK = 7" DIA.
60" BOX NURSERY OAK = 5" DIA.
48" BOX NURSERY OAK = 3 1/2" DIA.
36" BOX NURSERY OAK = 2 1/2" DIA.
24" BOX NURSERY OAK = 1 3/4" DIA.
15 G.C. NURSERY OAK = 3/4" DIA.

RECOMMENDED MITIGATION FOR TRANSPLANTED OAK TREE:
(1) 15 G.C. = 00.75" DIA. QUERCUS AGRIFOLIA
(2) 24" BOX = 00.00" DIA. QUERCUS AGRIFOLIA
(3) 36" BOX = 10.00" DIA. QUERCUS AGRIFOLIA
(4) 48" BOX = 00.00" DIA. QUERCUS AGRIFOLIA
(5) 60" BOX = 10.00" DIA. QUERCUS AGRIFOLIA
(6) 72" BOX = 21.00" DIA. QUERCUS AGRIFOLIA
TOTAL TRUNK REPLACEMENT DIA. = 85.75" DIA. (41.75" ON PLAN - 24.00" TO BE PLANTED OFF-SITE)

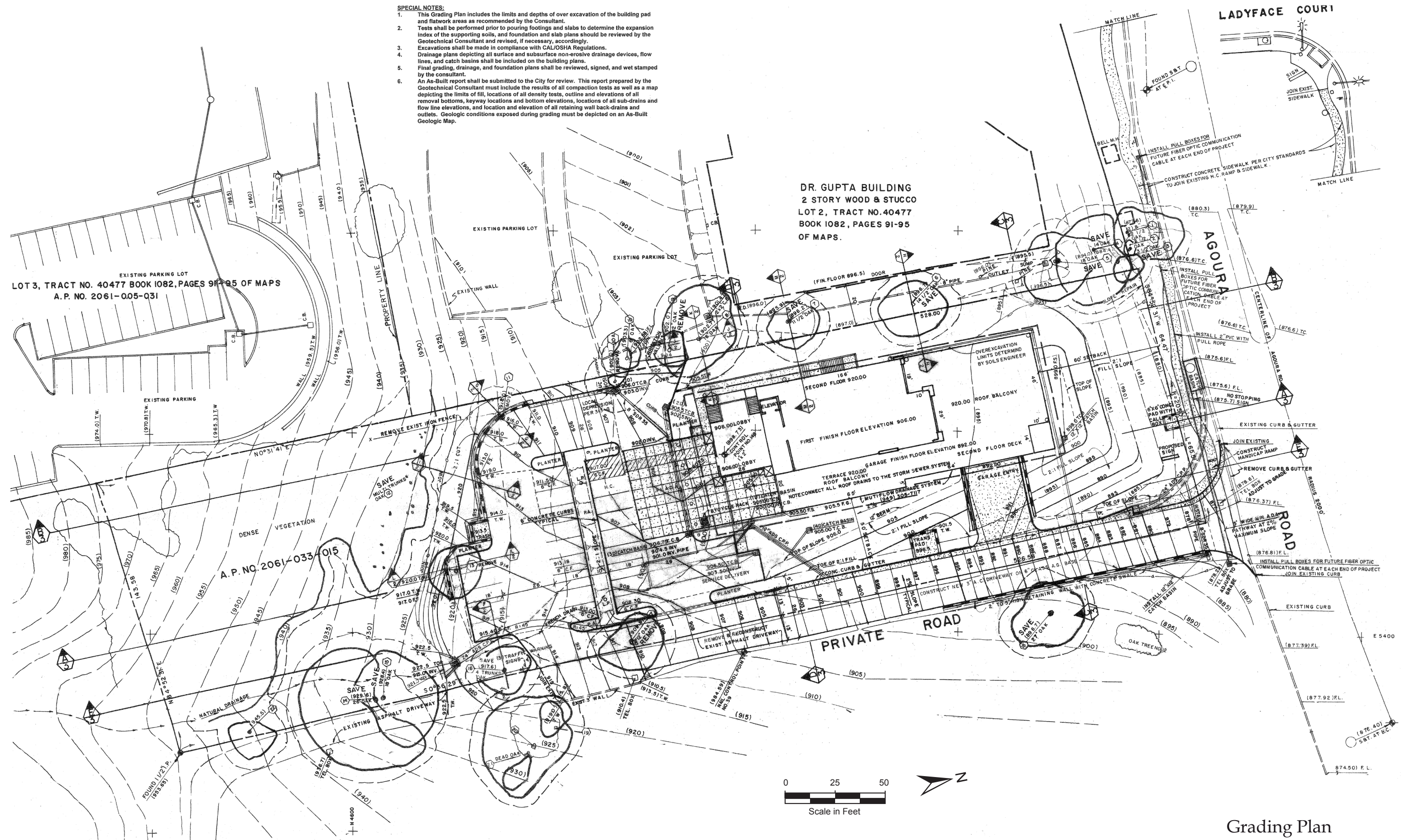




Oak Tree Map

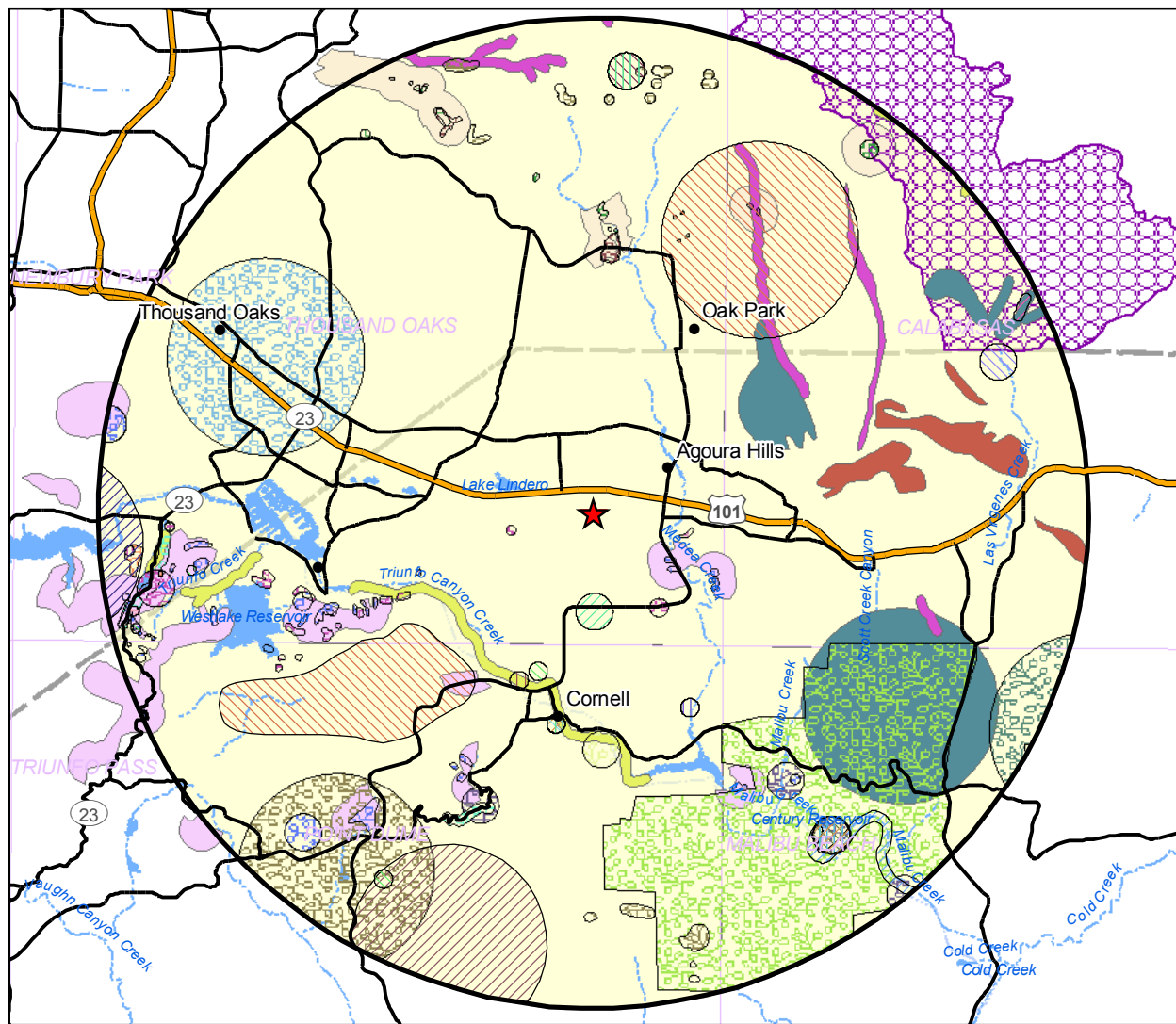
SPECIAL NOTES:

1. This Grading Plan includes the limits and depths of over excavation of the building pad and flatwork areas as recommended by the Consultant.
2. Tests shall be performed prior to pouring footings and slabs to determine the expansion index of the supporting soils, and foundation and slab plans should be reviewed by the Geotechnical Consultant and revised, if necessary, accordingly.
3. Excavations shall be made in compliance with CAL/OSHA Regulations.
4. Drainage plans depicting all surface and subsurface non-erosive drainage devices, flow lines, and catch basins shall be included on the building plans.
5. Final grading, drainage, and foundation plans shall be reviewed, signed, and wet stamped by the consultant.
6. An As-Built report shall be submitted to the City for review. This report prepared by the Geotechnical Consultant must include the results of all compaction tests as well as a map depicting the limits of fill, locations of all density tests, outline and elevations of all removal bottoms, keyway locations and bottom elevations, locations of all sub-drains and flow line elevations, and location and elevation of all retaining wall back-drains and outlets. Geologic conditions exposed during grading must be depicted on an As-Built Geologic Map.

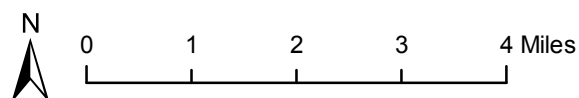


Drawing Source: CUE Engineering, October, 2007.

Grading Plan
Figure 8
City of Agoura Hills



Basemap Source: California Natural Diversity Database, June, 2009; U.S. Bureau of the Census TIGER 2000 data; U.S. Fish and Wildlife Service, April, 2009; U.S. Bureau of the Census TIGER 2000 data, and ESRI, 2002. Note - Map to be printed in color, due to subtleties in symbology noticeable only on color version. Critical habitat shown is that most recently available from U.S. FWS. Check with U.S. FWS or Federal Register to confirm.



★ Project Location

Animals

- California red-legged frog
- Santa Monica grasshopper
- Yuma myotis
- arroyo chub
- bank swallow
- coast (San Diego) horned lizard
- coastal California gnatcatcher
- coastal western whiptail
- golden eagle
- hoary bat
- pallid bat
- spotted bat
- two-striped garter snake
- western mastiff bat
- western red bat
- western small-footed myotis

Plants

- Agoura Hills dudleya
- Braunton's milk-vetch
- California Orcutt grass
- Conejo buckwheat
- Lyon's pentachaeta
- Malibu baccharis
- Peninsular nolina
- Plummer's mariposa-lily
- Santa Susana tarplant
- dune larkspur
- marcescent dudleya
- round-leaved filaree
- slender mariposa-lily

Natural Communities

- California Walnut Woodland
- Southern Coast Live Oak Riparian Forest
- Southern Sycamore Alder Riparian Woodland
- Valley Oak Woodland
- CNDDB Suppressed Records in these quads- California Mountain Kingsnake (San Diego population)
- Monarch Butterfly, and Southwestern Pond Turtle. Call DFG to get the specific location of these sensitive species.

Critical Habitat

- CA Red-legged Frog PCH
- Braunton's Milk Vetch FCH
- Lyon's Pentachaeta FCH

Significant Biological Resources

Figure 9
 City of Agoura Hills