# Appendix B

Brann Ranch Landscaping Plan




## LEGEND

1. STREET TREE, TYPICAL. FOR STREET TREE DISTRIBUTION, SEE SHEET L-2
2. FUTURE ROAD CONNECTION.
3. LOT PROPERTY LINE, TYPICAL.
4. INTERSECTION ROUNDABOUT.
5. B STREET COMMUNITY PARK.
6. (A-D) NEIGHBORHOOD PARKS.
7. (*) VILLAGE GREENS AND (T) TRANSITIONAL OPEN SPACE.
8. WATSON HOLLOW AREA PER CIVIL ENGINEER.
9. SEWER LIFT STATION SITE PER CIVIL ENGINEER.
10. WATER WELL STATION SITE PER CIVIL ENGINEER.
11. DETENTION BASIN & BIO-RETENTION PER CIVIL ENGINEER.
12. ( ) TRAILS AND CONNECTION OFF-SITE. (5.23 MILES)
13. ( ) WATSON HOLLOW TRAIL. (1 MILE )

## TREE LEGEND

| BOTANICAL NAME | COMMON NAME | SIZE |
|---|---|---|
| **STREET TREES** | | |
| ACER R. 'RED SUNSET' | RED SUNSET MAPLE | 24" BOX |
| KOELREUTERIA PANICULATA | GOLDEN RAIN TREE | 24" BOX |
| LAURUS X 'SARATOGA' | SARATOGA HYBRID LAUREL | 24" BOX |
| PISTACIA CHINENSIS 'KEITH DAVEY' | CHINESE PISTACHE | 24" BOX |
| PLATANUS X ACERIFOLA 'COLUMBIA' | LONDON PLANE TREE | 24" BOX |
| PRUNUS C. X 'KRAUTER VESUVIUS' | PURPLE LEAF FLOWERING PLUM | 24" BOX |
| ZELKOVA SERRATA 'MUSASHINO' | MUSASHINO SAWLEAF ZELKOVA | 24" BOX |
| ZELKOVA SERRATA 'GREEN VASE' | GREEN VASE SAWLEAF ZELKOVA | 24" BOX |
| **ACCENT TREES** | | |
| ARBUTUS 'MARINA' | MARINA STRAWBERRY TREE | 15 GAL |
| CERCIS OCCIDENTALIS | WESTERN REDBUD | 15 GAL |
| LAGERSTROEMIA I. 'NATCHEZ' STD. | CRAPE MYRTLE STANDARD | 15 GAL |
| LAGERSTROEMIA I. 'MUSKOGEE' | CRAPE MYRTLE | 15 GAL |
| **PARK TREES** | | |
| CELTIS SINENSIS | CHINESE HACKBERRY | 24" BOX |
| PLATANUS X ACERIFOLIA 'COLUMBIA' | LONDON PLANE TREE | 24" BOX |
| QUERCUS AGRIFOLIA | COAST LIVE OAK | 24" BOX |
| QUERCUS RUBRA (BOREALIS) | RED OAK | 24" BOX |
| ZELKOVA SERRATA 'CITY SPRITE' TM | CITY SPRITE ZELKOVA | 24" BOX |

## TREE SETBACKS

TREE SETBACKS SHALL BE:
- 6' FROM PAVED SURFACES
- 6' FROM WATER METERS, UTILITY BOXES AND JOINT TRENCHES
- 10' FROM STREETLIGHTS
- 10' FROM SANITARY SEWER LINES

ALL TREES PLANTED WITHIN 5' OF PAVING, WATER METERS, OR JOINT TRENCHES SHALL RECEIVE LINEAR ROOT BARRIERS. FINAL NUMBER OF TREES AND LOCATIONS SUBJECT TO CHANGE BASED ON FINAL UTILITY LOCATIONS.

## TREE NOTE

1. THE LOCATION AND QUANTITY OF TREES IS SUBJECT TO CHANGE BASED ON UTILITY COMPOSITION.
2. PROPOSED TREE CANOPIES ARE SHOWN AT 85% MATURE GROWTH DIAMETER IN ORDER TO ENSURE THERE IS SUFFICIENT ROOM FOR TREE GROWTH AND HEALTH.
3. PROVIDE 3' CLEAR AROUND ALL HYDRANTS PER CALIFORNIA FIRE CODE.

ENCORE
770 TAMALPAIS DRIVE, #401B
CORTE MADERA, CA 94925

# BRANN RANCH

RIO VISTA, CALIFORNIA (ENCORE LIBERTY II, LLC)

## OVERALL SITE PLAN PHASE 1-3

CONCEPTUAL LANDSCAPE PLAN
JUNE 11, 2024

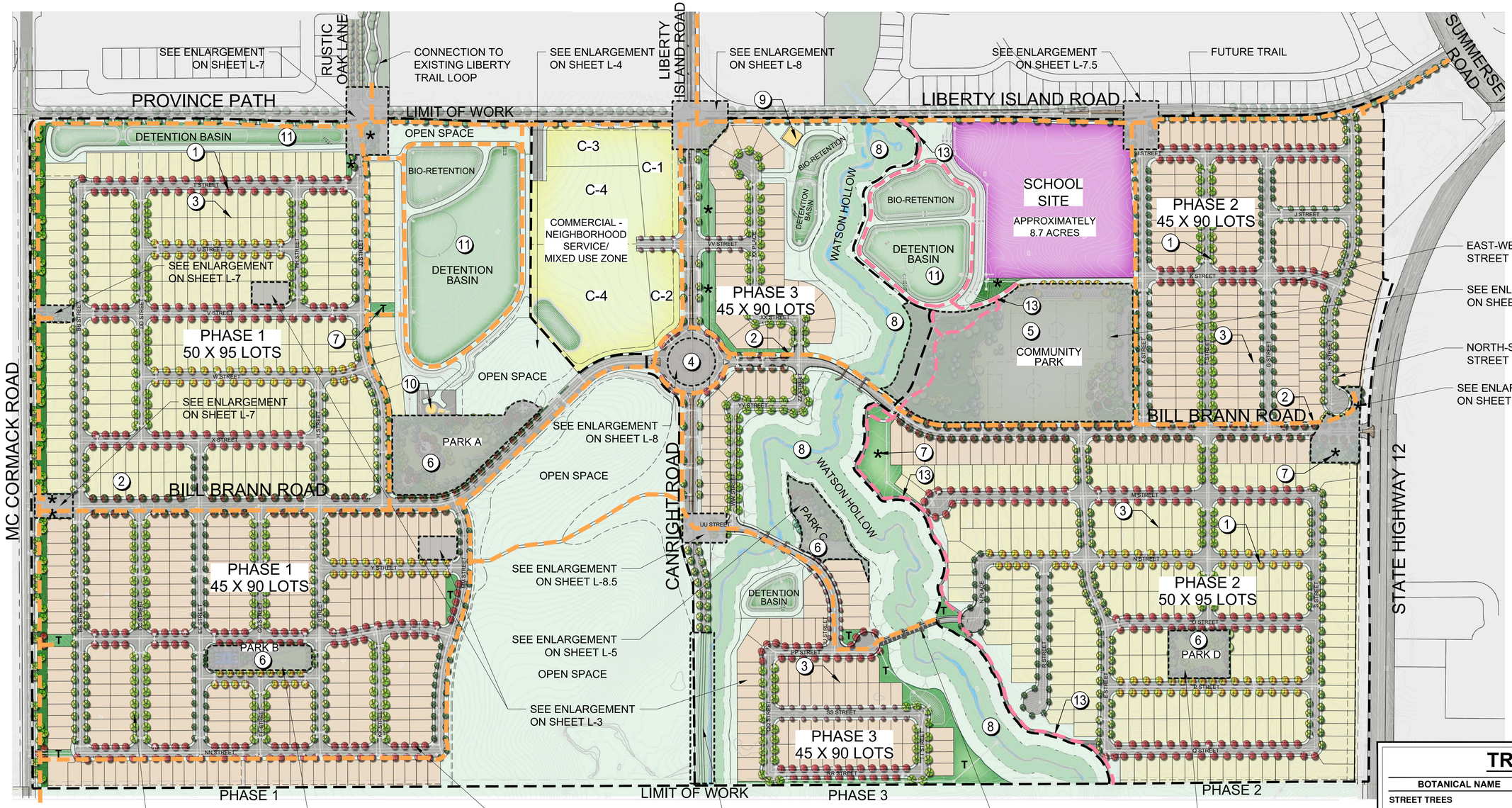
vanderToolen Associates
855 Bordeaux Way
Suite 240
Napa, CA 94558
tel: 707.224.2299
www.vandertoolen.com

SCALE: 1" = 200'-0" NORTH

L-1

Project No. 01622

Copyright 2024 vanderToolen Associates. The drawings or written materials contained herein constitute the original and unpublished work of the landscape architect. Reproduction, use or alteration in any form is strictly prohibited without the written consent of vanderToolen Associates.




## LEGEND

1. STREET TREE, TYPICAL. FOR STREET TREE DISTRIBUTION, SEE SHEET L-2
2. FUTURE ROAD CONNECTION.
3. LOT PROPERTY LINE, TYPICAL.
4. INTERSECTION ROUNDABOUT.
5. B STREET COMMUNITY PARK.
6. (A-D) NEIGHBORHOOD PARKS.
7. (*) VILLAGE GREENS AND (T) TRANSITIONAL OPEN SPACE.
8. WATSON HOLLOW AREA PER CIVIL ENGINEER.
9. SEWER LIFT STATION SITE PER CIVIL ENGINEER.
10. WATER WELL STATION SITE PER CIVIL ENGINEER.
11. DETENTION BASIN & BIO-RETENTION PER CIVIL ENGINEER.
12. (▬ ▬ ▬) TRAILS AND CONNECTION OFF-SITE. (5.23 MILES)
13. (▬ ▬ ▬) WATSON HOLLOW TRAIL. (1 MILE )

## TREE LEGEND

| BOTANICAL NAME | COMMON NAME | SIZE |
|---|---|---|
| **STREET TREES** | | |
| ACER R. 'RED SUNSET' | RED SUNSET MAPLE | 24" BOX |
| KOELREUTERIA PANICULATA | GOLDEN RAIN TREE | 24" BOX |
| LAURUS X 'SARATOGA' | SARATOGA HYBRID LAUREL | 24" BOX |
| PISTACIA CHINENSIS 'KEITH DAVEY' | CHINESE PISTACHE | 24" BOX |
| PLATANUS X ACERIFOLA 'COLUMBIA' | LONDON PLANE TREE | 24" BOX |
| PRUNUS C. X 'KRAUTER VESUVIUS' | PURPLE LEAF FLOWERING PLUM | 24" BOX |
| ZELKOVA SERRATA 'MUSASHINO' | MUSASHINO SAWLEAF ZELKOVA | 24" BOX |
| ZELKOVA SERRATA 'GREEN VASE' | GREEN VASE SAWLEAF ZELKOVA | 24" BOX |
| **ACCENT TREES** | | |
| ARBUTUS 'MARINA' | MARINA STRAWBERRY TREE | 15 GAL |
| CERCIS OCCIDENTALIS | WESTERN REDBUD | 15 GAL |
| LAGERSTROEMIA I. 'NATCHEZ' STD. | CRAPE MYRTLE STANDARD | 15 GAL |
| LAGERSTROEMIA I. 'MUSKOGEE' | CRAPE MYRTLE | 15 GAL |
| **PARK TREES** | | |
| CELTIS SINENSIS | CHINESE HACKBERRY | 24" BOX |
| PLATANUS X ACERIFOLIA 'COLUMBIA' | LONDON PLANE TREE | 24" BOX |
| QUERCUS AGRIFOLIA | COAST LIVE OAK | 24" BOX |
| QUERCUS RUBRA (BOREALIS) | RED OAK | 24" BOX |
| ZELKOVA SERRATA 'CITY SPRITE' TM | CITY SPRITE ZELKOVA | 24" BOX |

## TREE SETBACKS

TREE SETBACKS SHALL BE:
- 6' FROM PAVED SURFACES
- 6' FROM WATER METERS, UTILITY BOXES AND JOINT TRENCHES
- 10' FROM STREETLIGHTS
- 10' FROM SANITARY SEWER LINES

ALL TREES PLANTED WITHIN 5' OF PAVING, WATER METERS, OR JOINT TRENCHES SHALL RECEIVE LINEAR ROOT BARRIERS. FINAL NUMBER OF TREES AND LOCATIONS SUBJECT TO CHANGE BASED ON FINAL UTILITY LOCATIONS.

## TREE NOTE

1. THE LOCATION AND QUANTITY OF TREES IS SUBJECT TO CHANGE BASED ON UTILITY COMPOSITION.
2. PROPOSED TREE CANOPIES ARE SHOWN AT 85% MATURE GROWTH DIAMETER IN ORDER TO ENSURE THERE IS SUFFICIENT ROOM FOR TREE GROWTH AND HEALTH.
3. PROVIDE 3' CLEAR AROUND ALL HYDRANTS PER CALIFORNIA FIRE CODE.

ENCORE
770 TAMALPAIS DRIVE, #401B
CORTE MADERA, CA 94925

# BRANN RANCH

RIO VISTA, CALIFORNIA (ENCORE LIBERTY II, LLC)

## OVERALL SITE PLAN PHASE 1-3

CONCEPTUAL LANDSCAPE PLAN
JUNE 11, 2024

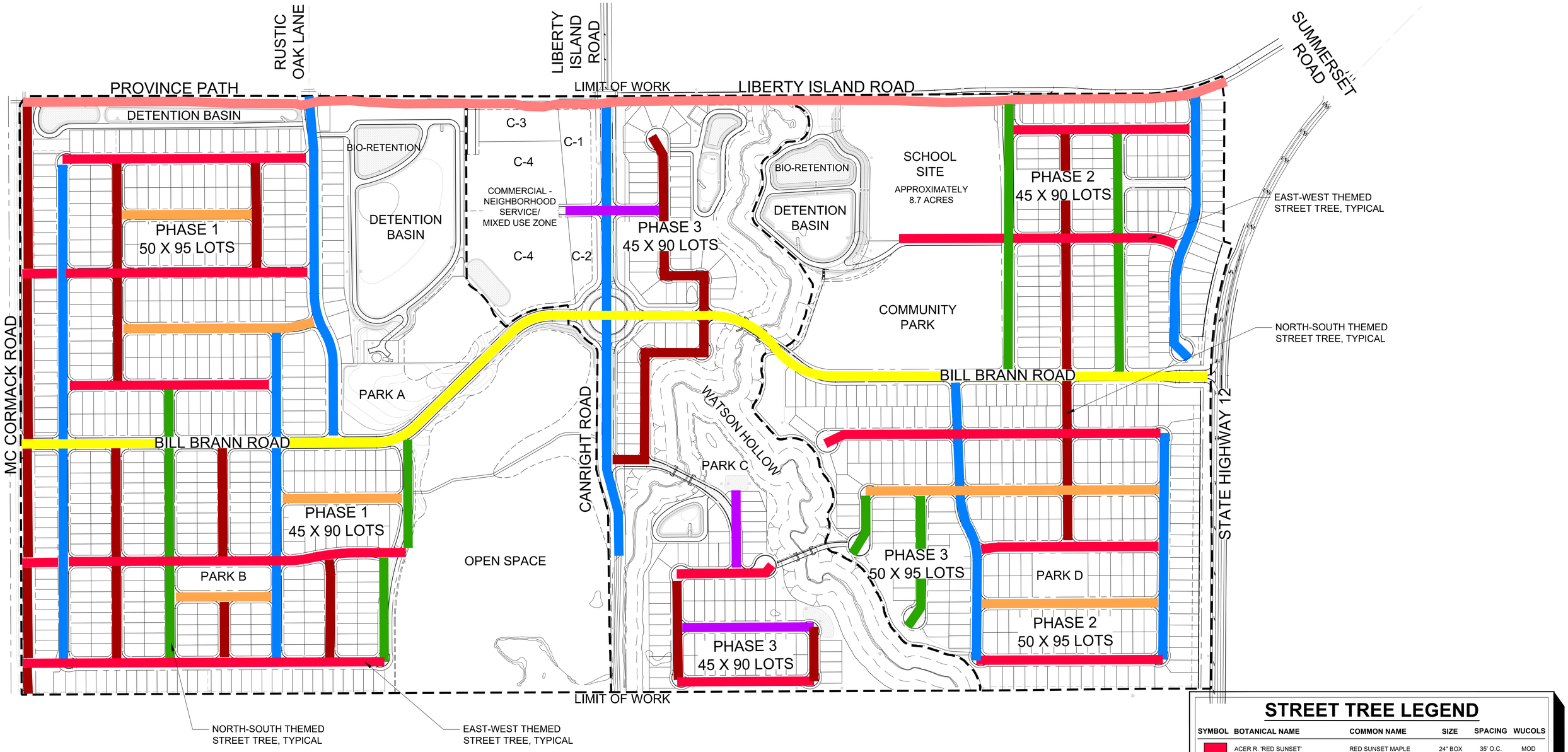
vanderToolen Associates
855 Bordeaux Way
Suite 240
Napa, CA 94558
tel: 707.224.2299
www.vandertoolen.com

SCALE: 1" = 200'-0" (0' 100' 200' 400') NORTH

L-1.5

Project No. 01622

Copyright 2024 vanderToolen Associates. The drawings or written materials contained herein constitute the original and unpublished work of the landscape architect. Reproduction, use or alteration in any form is strictly prohibited without the written consent of vanderToolen Associates.




## STREET TREE LEGEND

| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | SPACING | WUCOLS |
|---|---|---|---|---|---|
| | ACER R. 'RED SUNSET' | RED SUNSET MAPLE | 24" BOX | 35' O.C. | MOD |
| | FRAXINUS V. 'RIO GRANDE' | FAN-TEX ASH | 24" BOX | 35' O.C. | MOD |
| | KOELREUTERIA PANICULATA | GOLDEN RAIN TREE | 24" BOX | 35' O.C. | MOD |
| | LAURUS X 'SARATOGA' | SARATOGA HYBRID LAUREL | 24" BOX | 30' O.C. | LOW |
| | PISTACIA C. 'KEITH DAVEY' | CHINESE PISTACHE | 24" BOX | 40' O.C. | LOW |
| | PLATANUS X A. 'COLUMBIA' | LONDON PLANE TREE | 24" BOX | 40' O.C. | MOD |
| | PRUNUS C. X 'KRAUTER VESUVIUS' | PURPLE LEAF PLUM | 24" BOX | 30' O.C. | MOD |
| | ZELKOVA S.'GREEN VASE' | SAWLEAF ZELKOVA | 24" BOX | 35' O.C. | MOD |

## TREE SETBACKS

TREE SETBACKS SHALL BE:
- 6' FROM PAVED SURFACES
- 6' FROM WATER METERS, UTILITY BOXES AND JOINT TRENCHES
- 10' FROM STREETLIGHTS
- 10' FROM SANITARY SEWER LINES

ALL TREES PLANTED WITHIN 5' OF PAVING, WATER METERS, OR JOINT TRENCHES SHALL RECEIVE LINEAR ROOT BARRIERS. FINAL NUMBER OF TREES AND LOCATIONS SUBJECT TO CHANGE BASED ON FINAL UTILITY LOCATIONS.

## TREE NOTES

1. THE LOCATION AND QUANTITY OF TREES IS SUBJECT TO CHANGE BASED ON UTILITY COMPOSITION.
2. PROPOSED TREE CANOPIES ARE SHOWN AT 85% MATURE GROWTH DIAMETER IN ORDER TO ENSURE THERE IS SUFFICIENT ROOM FOR TREE GROWTH AND HEALTH.
3. PROVIDE 3' CLEAR AROUND ALL HYDRANTS PER CALIFORNIA FIRE CODE.

770 TAMALPAIS DRIVE, #401B
CORTE MADERA, CA 94925

# BRANN RANCH

RIO VISTA, CALIFORNIA (ENCORE LIBERTY II, LLC)

**STREET TREE PLAN**
CONCEPTUAL LANDSCAPE PLAN
JUNE 11, 2024

vanderToolen Associates
855 Bordeaux Way
Suite 240
Napa, CA 94558

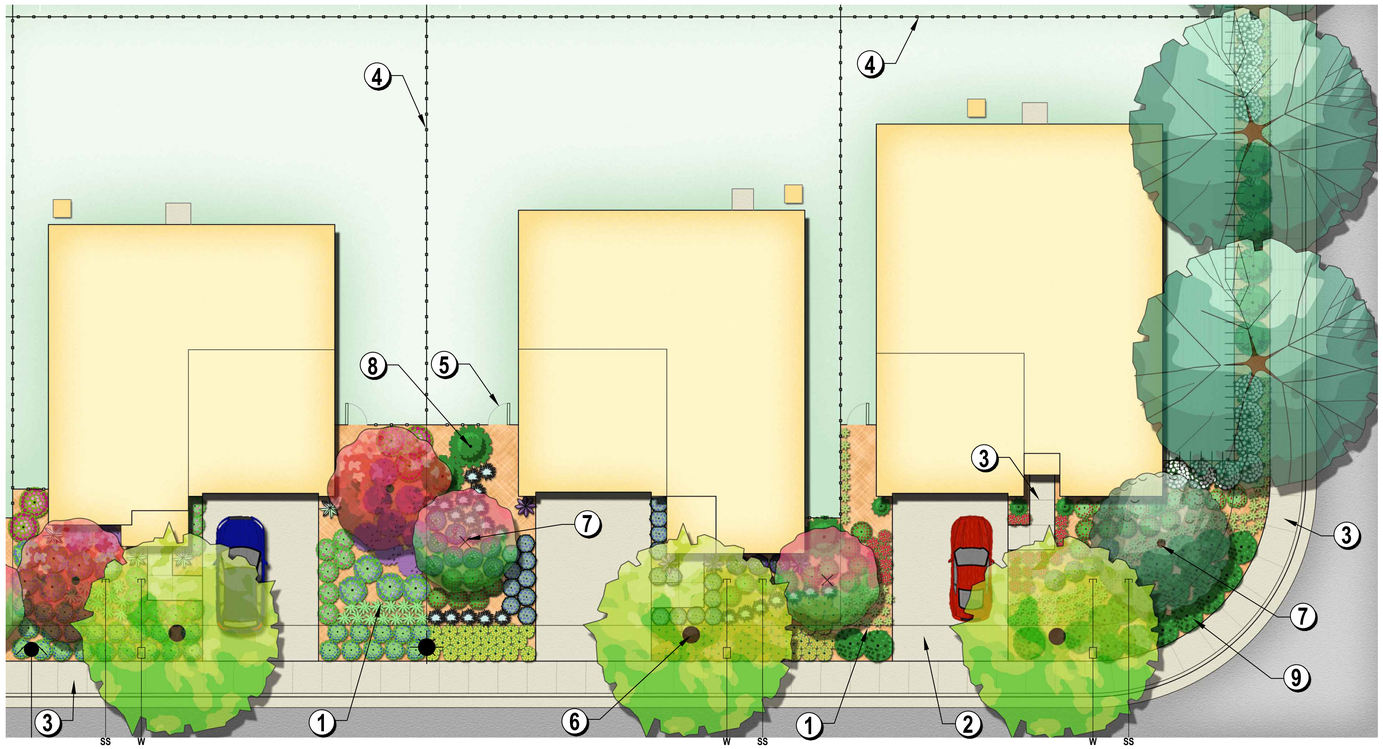
tel: 707.224.2299
www.vandertoolen.com

SCALE: 1" = 200'-0" (0' 100' 200' 400') NORTH

L-2

Project No. 01622

Copyright 2024 vanderToolen Associates. The drawings or written materials contained herein constitute the original and unpublished work of the landscape architect. Reproduction, use or alteration in any form is strictly prohibited without the written consent of vanderToolen Associates.

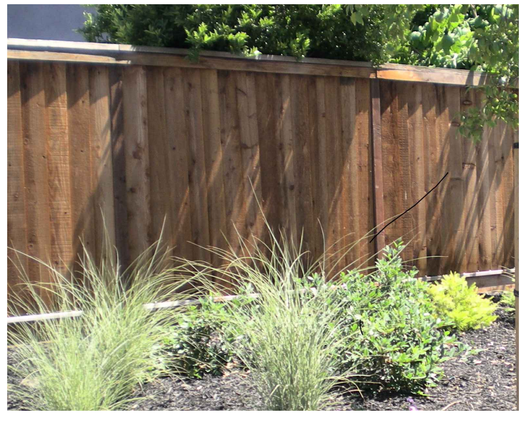



## TYPICAL FRONT YARD LANDSCAPE

SCALE: 1" = 10'-0"



TYPICAL FRONT YARD LANDSCAPE



GOOD NEIGHBOR FENCE

## LEGEND

1. SINGLE FAMILY TYPICAL IN-LINE FRONT YARD LANDSCAPE
2. DRIVEWAY, NATURAL GRAY CONCRETE
3. SIDEWALK AND UNIT ENTRY WALK, NATURAL GRAY CONCRETE
4. GOOD NEIGHBOR FENCE, SEE IMAGE ON THIS SHEET
5. REAR YARD ACCESS GATE, TYP.
6. STREET TREES
7. SMALL ACCENT TREES
8. SHRUB MASSING, TYPICAL
9. GROUND COVER PLANTING TYPICAL

## FRONT YARDS TREE LEGEND

| BOTANICAL NAME | COMMON NAME | SIZE |
|---|---|---|
| **STREET TREES** | | |
| ACER R. 'RED SUNSET' | RED SUNSET MAPLE | 24" BOX |
| KOELREUTERIA PANICULATA | GOLDEN RAIN TREE | 24" BOX |
| LAURUS X 'SARATOGA' | SARATOGA HYBRID LAUREL | 24" BOX |
| PISTACIA CHINENSIS 'KEITH DAVEY' | CHINESE PISTACHE | 24" BOX |
| PLATANUS X ACERIFOLIA 'COLUMBIA' | LONDON PLANE TREE | 24" BOX |
| PRUNUS C. X 'KRAUTER VESUVIUS' | PURPLE LEAF FLOWERING PLUM | 24" BOX |
| ZELKOVA SERRATA 'MUSASHINO' | MUSASHINO SAWLEAF ZELKOVA | 24" BOX |
| ZELKOVA SERRATA 'GREEN VASE' | GREEN VASE SAWLEAF ZELKOVA | 24" BOX |
| **ACCENT TREES** | | |
| ARBUTUS 'MARINA' | MARINA STRAWBERRY TREE | 15 GAL |
| CERCIS OCCIDENTALIS | WESTERN REDBUD | 15 GAL |
| LAGERSTROEMIA I. 'NATCHEZ' STD. | CRAPE MYRTLE STANDARD | 15 GAL |
| LAGERSTROEMIA I. 'MUSKOGEE' | CRAPE MYRTLE | 15 GAL |

## LOT BREAKDOWN

| SIZE | PHASE 1 | PHASE 2 | PHASE 3 | TOTALS |
|---|---|---|---|---|
| 45 X 90 | 260 | 262 | 125 | 645 |
| 50 X 95 | 254 | 233 | 0 | 487 |
| TOTALS | 514 | 494 | 125 | 1133 |

## PROPOSED PLANT PALETTE

| BOTANICAL NAME | COMMON NAME | MIN. SIZE | WUCOLS* |
|---|---|---|---|
| **SHRUBS** | | | |
| BERBERIS SP. | JAPANESE BARBERRY | 1 GAL | L |
| CEANOTHUS SP. | WILD LILAC | 5 GAL | L |
| CISTUS SPP. | ROCK ROSE | 5 GAL | L |
| COLEONEMA PULCHRUM | PINK BREATH OF HEAVEN | 5 GAL | M |
| DIETES SPP. | FORTNIGHT LILY | 1 GAL | L |
| DODONAEA SPP. | HOPSEED BUSH | 5 GAL | L |
| GAURA LINDHEIMERI | GAURA | 1 GAL | M |
| HEMEROCALLIS HYBRIDS | EVERGREEN DAYLILLY | 1 GAL | M |
| NANDINA SPP. | NANDINA | 5 GAL | L |
| PHORMIUM SPP. | NEW ZEALAND FLAX | 5 GAL | L |
| PHOTINIA FRASERII | PHOTINIA | 5 GAL | M |
| PITTOSPORUM T. 'VARIEGATA' | VARIEGATED PITTOSPORUM | 5 GAL | L |
| PITTOSPORUM T. 'WHEELERS DWARF' | DWARF PITTOSPORUM | 5 GAL | M |
| PODOCARPUS M. MAKI | YEW PINE | 5 GAL | M |
| ROSMARINUS SPP. | ROSEMARY | 5 GAL | L |
| RHAPHIOLEPIS SPP. | INDIA HAWTHORN | 5 GAL | L |
| SALVIA SPP. | SAGE | 1 GAL | L |
| SOLLYA HETEROPHYLLA | AUSTRALIAN BLUEBELL CREEPER | 1 GAL | L |
| STRELITZIA REGINAE | BIRD OF PARADISE | 5 GAL | M |
| VIBURNUM T. 'SPRING BOUQUET' | LAURUSTINUS | 5 GAL | M |
| **ACCENTS** | | | |
| ACACIA C. 'COUSIN ITT' | LITTLE RIVER WATTLE | 1 GAL | L |
| ACHILLEA MILLEFOLIUM | NATIVE WHITE YARROW | 1 GAL | L |
| AGAVE SPP. | AGAVE | 1 GAL | L |
| BOUTELOUA G. 'BLONDE AMBITION' | BLUE GRAMA GRASS | 1 GAL | L |
| CALAMGROSTIS A. 'KARL FOERSTER' | FEATHER REED GRASS | 1 GAL | L |
| ERIOGONUM G.RUBESCENS | SAN MIGUEL ISLAND BUCKWHEAT | 1 GAL | L |
| HELICTOTRICHON SEMPERVIRENS | BLUE OAT GRASS | 1 GAL | L |
| LOMANDRA SPP. | DWARF MAT RUSH | 1 GAL | L |
| NEPETA SPP. | CATMINT | 1 GAL | L |
| PENSTEMON HETEROPHYLLUS | BEARDTONGUE | 1 GAL | L |
| VERBENA L. 'DE LA MINA' | CEDROS ISLAND VERBENA | 1 GAL | L |
| ZAUSCHNERIA CALIFORNICA | CALIFORNIA FUCHSIA | 1 GAL | L |
| **GROUNDCOVERS** | | | |
| CAREX DIVULSA | BERKELEY SEDGE | 1 GAL | L |
| COTONEASTER D. LOWFAST | BEARBERRY COTONEASTER | 1 GAL | L |
| ERIGERON KARVINSKIANUS | SANTA BARBARA | 1 GAL | L |
| FRAGARIA CHILOENSIS | DAISY BEACH STRAWBERRY | 1 GAL | M |
| LANTANA SPP. | TRAILING LANTANA | 1 GAL | M |
| MYOPORUM P. 'PROSTRATUM' | CREEPING MYOPORUM | 1 GAL | L |
| STACHYS BYZANTINA | LAMBS' EARS | 1 GAL | L |
| WESTRINGIA FRUTICOSA | LOW COAST ROSEMARY | 1 GAL | L |

| BOTANICAL NAME | COMMON NAME | MIN. SIZE | WUCOLS* |
|---|---|---|---|
| **VINES / ESPALIERS** | | | |
| DISTICTUS BUCCINATORIA | BLOOD-RED TRUMPET | 5 GAL | M |
| ROSA SPP. | VINE ROSE | 5 GAL | M |
| **TURF** | | | |
| RHIZOMATOUS TALL FESCUE (RTF) | SELF-HEALING TURF | SOD | H |
| **BIO-RETENTION BASINS & SWALES** | | | |
| DESCHAMPSIA CESPITOSA | TUFTED HAIRGRASS | PLUGS | L |
| JUNCUS PATENS | BLUE RUSH | PLUGS | M |
| LEYMUS T. 'GREY DAWN' | CREEPING WILD RYE | PLUGS | L |
| MIMULUS AURANTIACUS | STICKY MONKEYFLOWER | 1 GAL | L |
| MUHLENBERGIA RIGENS | DEERGRASS | 1 GAL | L |
| ROSA CALIFORNICA | CALIFORNIA ROSE | 2 GAL | L |
| SCAEVOLA 'MAUVE CLUSTER' | FAIRY FAN FLOWER | 1 GAL | L |
| **HYDROSEED (GRASSES & WILDFLOWER MIX)** | | | |
| ACHILLEA MILLEFOLIUM | NATIVE WHITE YARROW | | |
| CLARKAI PURPUREA | PURPLE CLARKIA | | |
| DESCHAMPSIA C. 'HOLCIFORMS' | TUFTED HAIRGRASS | | |
| ERIOPHYLLUM CONFERTIFLORUM | GOLDEN YARROW | | |
| ESCHSCHOLZIA C. 'MARITIMA' | NATIVE POPPY | | |
| FESTUCA IDAHOENSIS | NATIVE IDAHOE FESCUE 'MT. TAM' | | |
| FESTUCA OCCIDENTALIS | WESTERN FESCUE MOKELUMNE | | |
| LINUM LEWISII | BLUE FLAX | | |
| LUPINUS NANUS | SKY LUPINE | | |
| PLAGIOBOTHRYS NOTHOFULVUS | POPCORN FLOWER | | |
| RANUNCULUS CALIFORNICUS | CALIFORNIA BUTTERCUP | | |
| SISYRINCHIUM BELLUM | BLUE-EYED GRASS | | |

* WATER NEEDS BASED ON THE WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS) BY THE UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION.

ENCORE
770 TAMALPAIS DRIVE, #401B
CORTE MADERA, CA 94925

# BRANN RANCH

RIO VISTA, CALIFORNIA (ENCORE LIBERTY II, LLC)

**TYPICAL FRONT YARD LANDSCAPE**

CONCEPTUAL LANDSCAPE PLAN

JUNE 11, 2024

vanderToolen Associates
855 Bordeaux Way
Suite 240
Napa, CA 94558

tel: 707.224.2299
www.vandertoolen.com

0' 5' 10' 20'

SCALE: 1" = 10'-0" NORTH

L-3

Project No. 01622

Copyright 2024 vanderToolen Associates. The drawings or written materials contained herein constitute the original and unpublished work of the landscape architect. Reproduction, use or alteration in any form is strictly prohibited without the written consent of vanderToolen Associates.




# PARK A

PHASE 1 (PLAYGROUND, SHADE STRUCTURE, BIKE TRAIL, AND OPEN SPACE)

SCALE: 1" = 40'-0"

## LEGEND

1. STREET TREE, TYPICAL.
2. PARK & ACCENT TREE, TYPICAL.
3. SHRUB PLANTING AREA, TYPICAL.
4. CONCRETE WALK.
5. DG PAVING AREA.
6. 2-4 PLAYGROUND.
7. 5-12 PLAYGROUND.
8. SHADE STRUCTURE.
9. PICNIC TABLES.
10. OMIT.
11. BBQ.
12. TURF AREA.
13. (6) MUTT MITT STATION & TRASH RECEPTACLE LOCATIONS.

## TREE NOTE

1. THE LOCATION AND QUANTITY OF TREES IS SUBJECT TO CHANGE BASED ON UTILITY COMPOSITION.
2. PROPOSED TREE CANOPIES ARE SHOWN AT 85% MATURE GROWTH DIAMETER IN ORDER TO ENSURE THERE IS SUFFICIENT ROOM FOR TREE GROWTH AND HEALTH.
3. PROVIDE 3' CLEAR AROUND ALL HYDRANTS PER CALIFORNIA FIRE CODE.

## TREE SETBACKS

TREE SETBACKS SHALL BE:
- 6' FROM PAVED SURFACES
- 6' FROM WATER METERS, UTILITY BOXES AND JOINT TRENCHES
- 10' FROM STREETLIGHTS
- 10' FROM SANITARY SEWER LINES

ALL TREES PLANTED WITHIN 5' OF PAVING, WATER METERS, OR JOINT TRENCHES SHALL RECEIVE LINEAR ROOT BARRIERS. FINAL NUMBER OF TREES AND LOCATIONS SUBJECT TO CHANGE BASED ON FINAL UTILITY LOCATIONS.

## TREE LEGEND

| BOTANICAL NAME | COMMON NAME | SIZE |
|---|---|---|
| **STREET TREES** | | |
| ACER R. 'RED SUNSET' | RED SUNSET MAPLE | 24" BOX |
| KOELREUTERIA PANICULATA | GOLDEN RAIN TREE | 24" BOX |
| LAURUS X 'SARATOGA' | SARATOGA HYBRID LAUREL | 24" BOX |
| PISTACIA CHINENSIS 'KEITH DAVEY' | CHINESE PISTACHE | 24" BOX |
| PLATANUS X ACERIFOLA 'COLUMBIA' | LONDON PLANE TREE | 24" BOX |
| PRUNUS C. X 'KRAUTER VESUVIUS' | PURPLE LEAF FLOWERING PLUM | 24" BOX |
| ZELKOVA SERRATA 'MUSASHINO' | MUSASHINO SAWLEAF ZELKOVA | 24" BOX |
| ZELKOVA SERRATA 'GREEN VASE' | GREEN VASE SAWLEAF ZELKOVA | 24" BOX |
| **ACCENT TREES** | | |
| ARBUTUS 'MARINA' | MARINA STRAWBERRY TREE | 15 GAL |
| CERCIS OCCIDENTALIS | WESTERN REDBUD | 15 GAL |
| LAGERSTROEMIA I. 'NATCHEZ' STD. | CRAPE MYRTLE STANDARD | 15 GAL |
| LAGERSTROEMIA I. 'MUSKOGEE' | CRAPE MYRTLE | 15 GAL |
| **PARK TREES** | | |
| CELTIS SINENSIS | CHINESE HACKBERRY | 24" BOX |
| PLATANUS X ACERIFOLIA 'COLUMBIA' | LONDON PLANE TREE | 24" BOX |
| QUERCUS AGRIFOLIA | COAST LIVE OAK | 24" BOX |
| QUERCUS RUBRA (BOREALIS) | RED OAK | 24" BOX |
| ZELKOVA SERRATA 'CITY SPRITE' TM | CITY SPRITE ZELKOVA | 24" BOX |

ENCORE
770 TAMALPAIS DRIVE, #401B
CORTE MADERA, CA 94925

**BRANN RANCH**

RIO VISTA, CALIFORNIA (ENCORE LIBERTY II, LLC)

**PARK A**
CONCEPTUAL LANDSCAPE PLAN
JUNE 11, 2024

vanderToolen Associates
855 Bordeaux Way
Suite 240
Napa, CA 94558

tel: 707.224.2299
www.vandertoolen.com

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

L-4
Project No. 01622

Copyright 2024 vanderToolen Associates. The drawings or written materials contained herein constitute the original and unpublished work of the landscape architect. Reproduction, use or alteration in any form is strictly prohibited without the written consent of vanderToolen Associates.

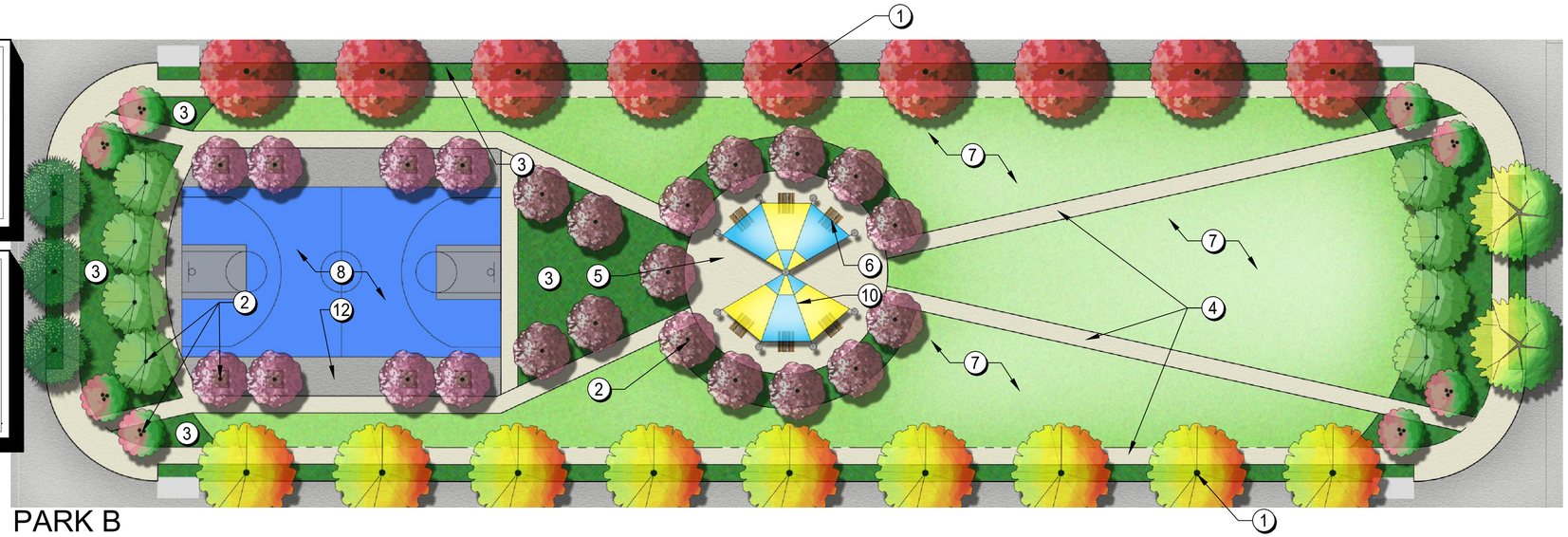
## TREE SETBACKS

TREE SETBACKS SHALL BE:
- 6' FROM PAVED SURFACES
- 6' FROM WATER METERS, UTILITY BOXES AND JOINT TRENCHES
- 10' FROM STREETLIGHTS
- 10' FROM SANITARY SEWER LINES

ALL TREES PLANTED WITHIN 5' OF PAVING, WATER METERS, OR JOINT TRENCHES SHALL RECEIVE LINEAR ROOT BARRIERS. FINAL NUMBER OF TREES AND LOCATIONS SUBJECT TO CHANGE BASED ON FINAL UTILITY LOCATIONS.

## TREE NOTE

1. THE LOCATION AND QUANTITY OF TREES IS SUBJECT TO CHANGE BASED ON UTILITY COMPOSITION.
2. PROPOSED TREE CANOPIES ARE SHOWN AT 85% MATURE GROWTH DIAMETER IN ORDER TO ENSURE THERE IS SUFFICIENT ROOM FOR TREE GROWTH AND HEALTH.
3. PROVIDE 3' CLEAR AROUND ALL HYDRANTS PER CALIFORNIA FIRE CODE.



PARK B

PHASE 1 (BASKETBALL COURT, SHADED PICNIC AREA, AND OPEN SPACE)

SCALE: 1" = 20'-0"

## TREE LEGEND

| BOTANICAL NAME | COMMON NAME | SIZE |
|---|---|---|
| **STREET TREES** | | |
| ACER R. 'RED SUNSET' | RED SUNSET MAPLE | 24" BOX |
| KOELREUTERIA PANICULATA | GOLDEN RAIN TREE | 24" BOX |
| LAURUS X 'SARATOGA' | SARATOGA HYBRID LAUREL | 24" BOX |
| PISTACIA CHINENSIS 'KEITH DAVEY' | CHINESE PISTACHE | 24" BOX |
| PLATANUS X ACERIFOLA 'COLUMBIA' | LONDON PLANE TREE | 24" BOX |
| PRUNUS C. X 'KRAUTER VESUVIUS' | PURPLE LEAF FLOWERING PLUM | 24" BOX |
| ZELKOVA SERRATA 'MUSASHINO' | MUSASHINO SAWLEAF ZELKOVA | 24" BOX |
| ZELKOVA SERRATA 'GREEN VASE' | GREEN VASE SAWLEAF ZELKOVA | 24" BOX |
| **ACCENT TREES** | | |
| ARBUTUS 'MARINA' | MARINA STRAWBERRY TREE | 15 GAL |
| CERCIS OCCIDENTALIS | WESTERN REDBUD | 15 GAL |
| LAGERSTROEMIA I. 'NATCHEZ' STD. | CRAPE MYRTLE STANDARD | 15 GAL |
| LAGERSTROEMIA I. 'MUSKOGEE' | CRAPE MYRTLE | 15 GAL |
| **PARK TREES** | | |
| CELTIS SINENSIS | CHINESE HACKBERRY | 24" BOX |
| PLATANUS X ACERIFOLIA 'COLUMBIA' | LONDON PLANE TREE | 24" BOX |
| QUERCUS AGRIFOLIA | COAST LIVE OAK | 24" BOX |
| QUERCUS RUBRA (BOREALIS) | RED OAK | 24" BOX |
| ZELKOVA SERRATA 'CITY SPRITE' TM | CITY SPRITE ZELKOVA | 24" BOX |

## LEGEND

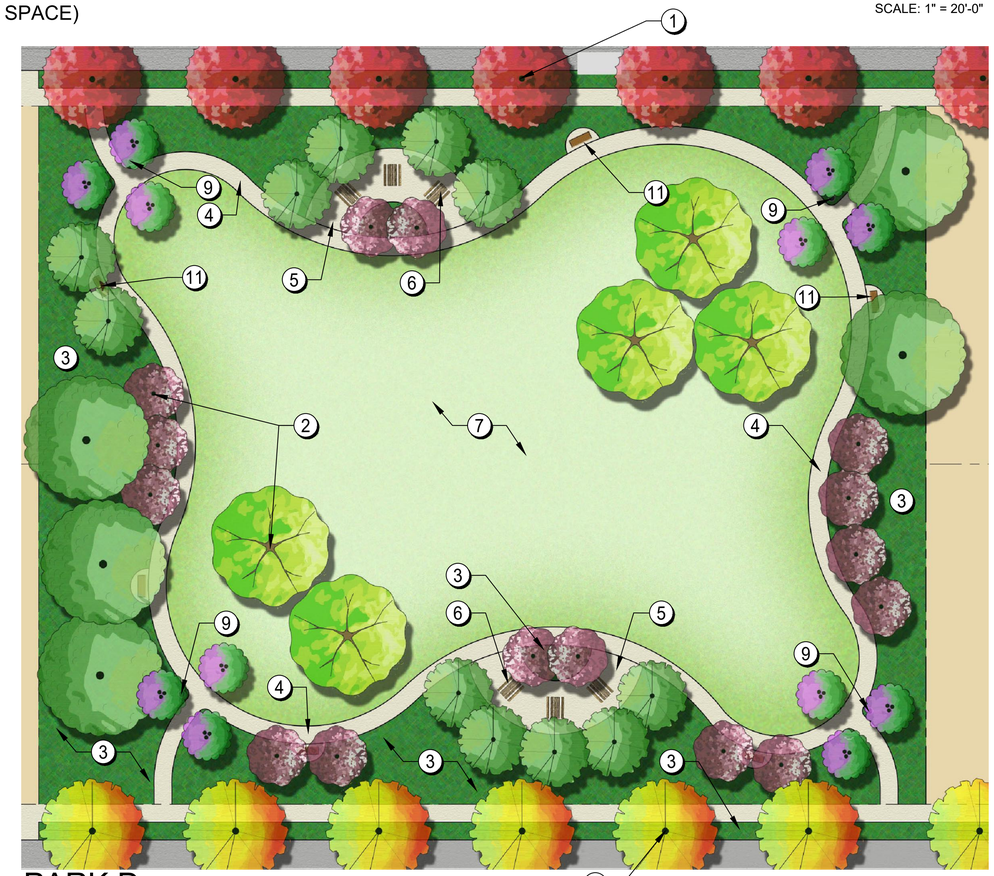
1. STREET TREE, TYPICAL.
2. PARK & ACCENT TREE, TYPICAL.
3. SHRUB PLANTING AREA, TYPICAL.
4. CONCRETE WALK.
5. CONCRETE PAVING
6. PICNIC TABLES
7. OPEN TURF AREA
8. BASKETBALL COURT
9. (8) MUTT MITT STATION & TRASH RECEPTACLE LOCATIONS.
10. SHADE SAIL
11. BENCH
12. ASPHALT PAVING AT BASKETBALL COURT
13. BIO-RETENTION.




PARK C

PHASE 3 (PICNIC TABLES, BENCHES AND OPEN SPACE)

SCALE: 1" = 20'-0"



PARK D

PHASE 2 (PICNIC TABLES, BENCHES AND OPEN SPACE)

SCALE: 1" = 20'-0"

ENCORE
770 TAMALPAIS DRIVE, #401B
CORTE MADERA, CA 94925

# BRANN RANCH

RIO VISTA, CALIFORNIA (ENCORE LIBERTY II, LLC)

**PARK B,C,&D**
CONCEPTUAL LANDSCAPE PLAN
JUNE 11, 2024

vanderToolen Associates
855 Bordeaux Way
Suite 240
Napa, CA 94558

tel: 707.224.2299
www.vandertoolen.com

0' 10' 20' 40'
SCALE: 1" = 20'-0"
NORTH

L-5
Project No. 01622

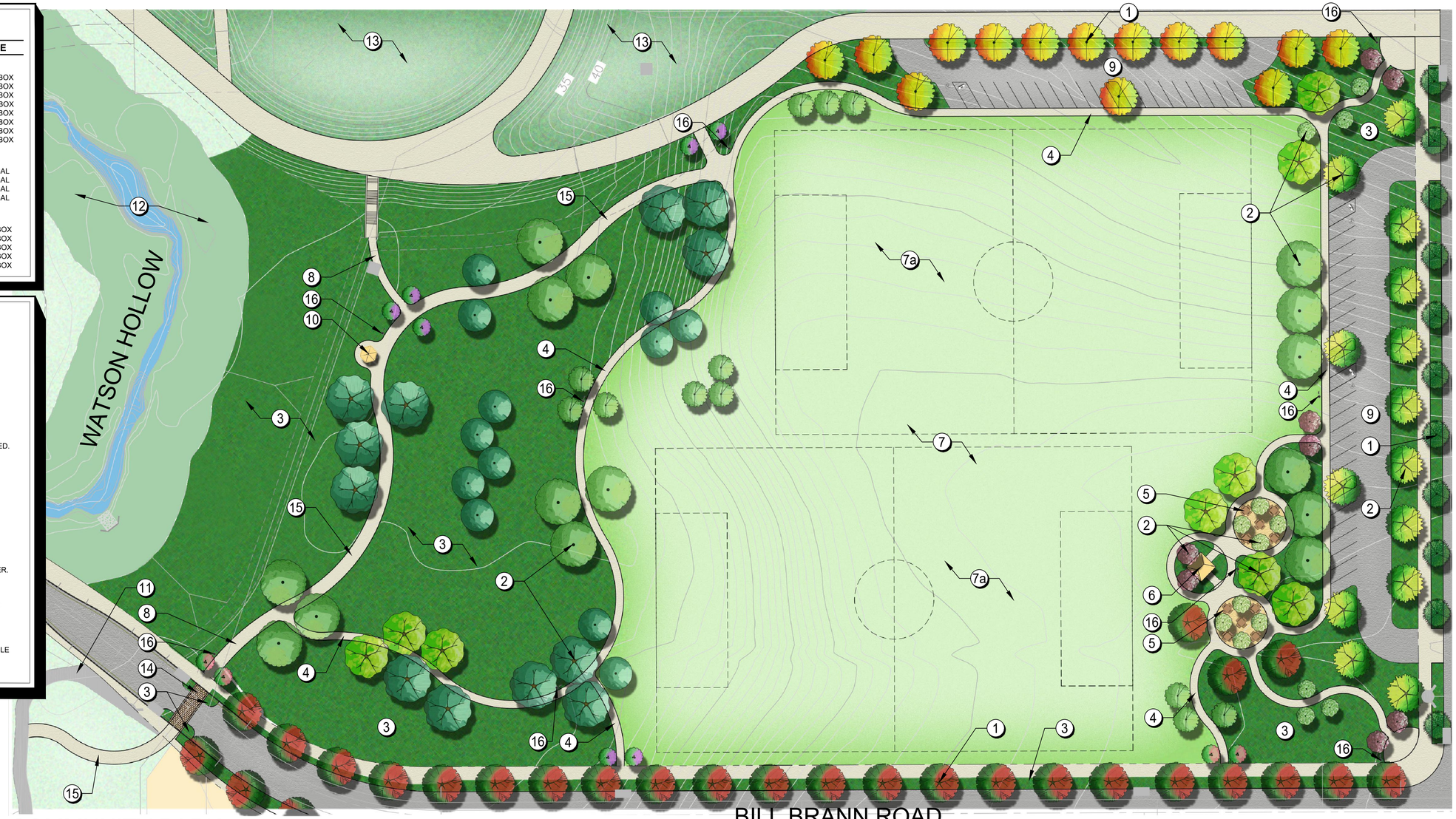
Copyright 2024 vanderToolen Associates. The drawings or written materials contained herein constitute the original and unpublished work of the landscape architect. Reproduction, use or alteration in any form is strictly prohibited without the written consent of vanderToolen Associates.

# TREE LEGEND

| BOTANICAL NAME | COMMON NAME | SIZE |
|---|---|---|
| **STREET TREES** | | |
| ACER R. 'RED SUNSET' | RED SUNSET MAPLE | 24" BOX |
| KOELREUTERIA PANICULATA | GOLDEN RAIN TREE | 24" BOX |
| LAURUS X 'SARATOGA' | SARATOGA HYBRID LAUREL | 24" BOX |
| PISTACIA CHINENSIS 'KEITH DAVEY' | CHINESE PISTACHE | 24" BOX |
| PLATANUS X ACERIFOLA 'COLUMBIA' | LONDON PLANE TREE | 24" BOX |
| PRUNUS C. X 'KRAUTER VESUVIUS' | PURPLE LEAF FLOWERING PLUM | 24" BOX |
| ZELKOVA SERRATA 'MUSASHINO' | MUSASHINO SAWLEAF ZELKOVA | 24" BOX |
| ZELKOVA SERRATA 'GREEN VASE' | GREEN VASE SAWLEAF ZELKOVA | 24" BOX |
| **ACCENT TREES** | | |
| ARBUTUS 'MARINA' | MARINA STRAWBERRY TREE | 15 GAL |
| CERCIS OCCIDENTALIS | WESTERN REDBUD | 15 GAL |
| LAGERSTROEMIA I. 'NATCHEZ' STD. | CRAPE MYRTLE STANDARD | 15 GAL |
| LAGERSTROEMIA I. 'MUSKOGEE' | CRAPE MYRTLE | 15 GAL |
| **PARK TREES** | | |
| CELTIS SINENSIS | CHINESE HACKBERRY | 24" BOX |
| PLATANUS X ACERIFOLIA 'COLUMBIA' | LONDON PLANE TREE | 24" BOX |
| QUERCUS AGRIFOLIA | COAST LIVE OAK | 24" BOX |
| QUERCUS RUBRA (BOREALIS) | RED OAK | 24" BOX |
| ZELKOVA SERRATA 'CITY SPRITE' TM | CITY SPRITE ZELKOVA | 24" BOX |

# LEGEND

1. STREET TREE, TYPICAL.
2. PARK & ACCENT TREE, TYPICAL.
3. SHRUB PLANTING AREA, TYPICAL.
4. CONCRETE WALK.
5. PICNIC TABLES.
6. PUBLIC RESTROOM, DRINKING FOUNTAIN AREA, & SPORTS EQUIPMENT STORAGE SHED.
7. SOCCER FIELD & TURF AREA.
7a. (2) 360' X 230' SOCCER FIELDS.
8. ACCESS TO WATSON HOLLOW AND TRAIL.
9. ASPHALT PARKING LOT.
10. HABITAT INTERPRETIVE KIOSK.
11. WATSON HOLLOW TRAIL.
12. WATSON HOLLOW AREA PER CIVIL ENGINEER.
13. DETENTION BASIN PER CIVIL ENGINEER
14. STAMPED ASPHALT CROSSWALK & TRAFFIC CALMING PLANTERS.
15. 10' BIKE TRAIL.
16. (8) MUTT MITT STATION & TRASH RECEPTACLE LOCATIONS.




## COMMUNITY PARK

PHASE 2 (SOCCER FIELD, PARKING LOT, AND RESTROOM)

SCALE: 1" = 40'-0"

## TREE SETBACKS

TREE SETBACKS SHALL BE:
- 6' FROM PAVED SURFACES
- 6' FROM WATER METERS, UTILITY BOXES AND JOINT TRENCHES
- 10' FROM STREETLIGHTS
- 10' FROM SANITARY SEWER LINES

ALL TREES PLANTED WITHIN 5' OF PAVING, WATER METERS, OR JOINT TRENCHES SHALL RECEIVE LINEAR ROOT BARRIERS. FINAL NUMBER OF TREES AND LOCATIONS SUBJECT TO CHANGE BASED ON FINAL UTILITY LOCATIONS.

## TREE NOTE

1. THE LOCATION AND QUANTITY OF TREES IS SUBJECT TO CHANGE BASED ON UTILITY COMPOSITION.
2. PROPOSED TREE CANOPIES ARE SHOWN AT 85% MATURE GROWTH DIAMETER IN ORDER TO ENSURE THERE IS SUFFICIENT ROOM FOR TREE GROWTH AND HEALTH.
3. PROVIDE 3' CLEAR AROUND ALL HYDRANTS PER CALIFORNIA FIRE CODE.

ENCORE
770 TAMALPAIS DRIVE, #401B
CORTE MADERA, CA 94925

**BRANN RANCH**

RIO VISTA, CALIFORNIA (ENCORE LIBERTY II, LLC)

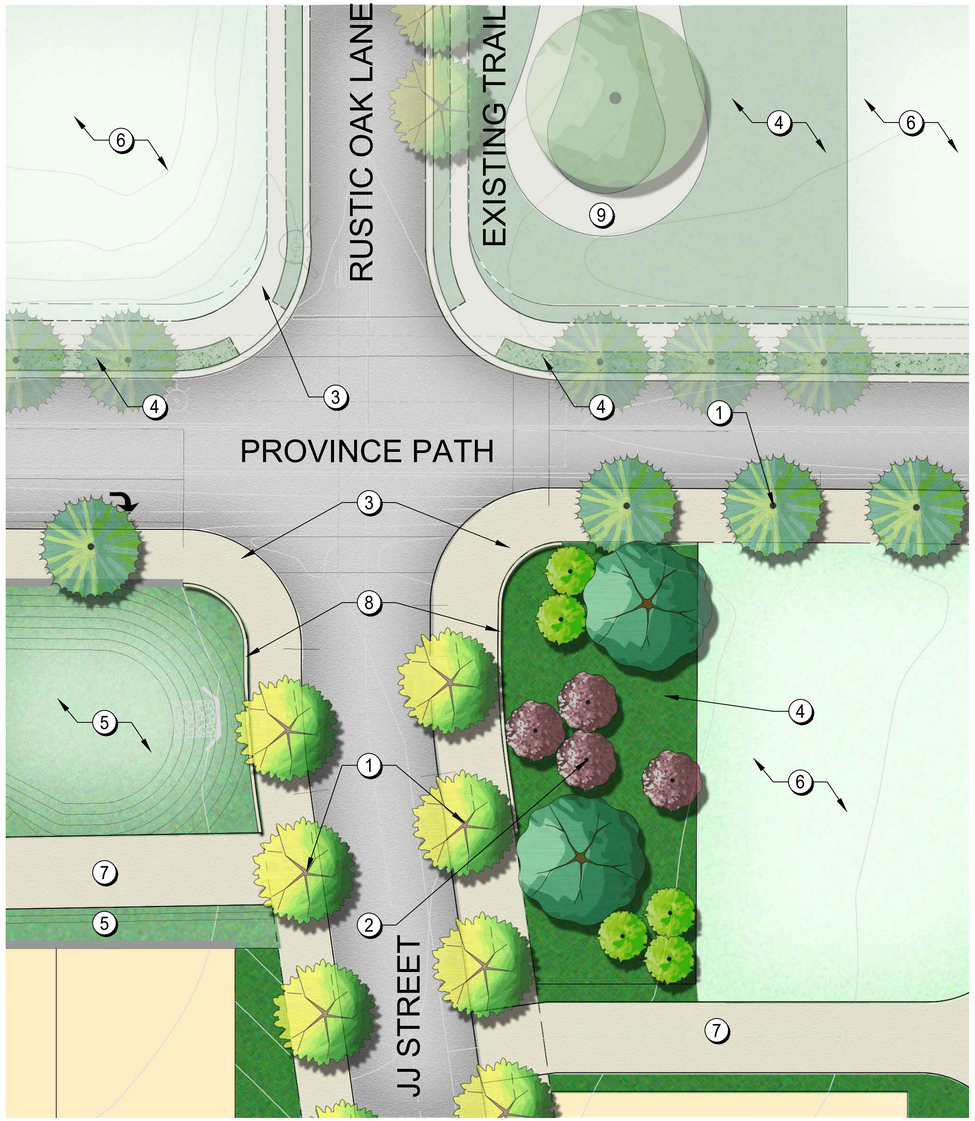
**COMMUNITY PARK**
CONCEPTUAL LANDSCAPE PLAN
JUNE 11, 2024

vanderToolen Associates
855 Bordeaux Way
Suite 240
Napa, CA 94558
tel: 707.224.2299
www.vandertoolen.com

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

L-6
Project No. 01622

Copyright 2024 vanderToolen Associates. The drawings or written materials contained herein constitute the original and unpublished work of the landscape architect. Reproduction, use or alteration in any form is strictly prohibited without the written consent of vanderToolen Associates.




PROVINCE PATH & RUSTIC OAK LANE ENTRY

PHASE 1

SCALE: 1" = 20'-0"

## TREE LEGEND

| BOTANICAL NAME | COMMON NAME | SIZE |
|---|---|---|
| **STREET TREES** | | |
| ACER R. 'RED SUNSET' | RED SUNSET MAPLE | 24" BOX |
| KOELREUTERIA PANICULATA | GOLDEN RAIN TREE | 24" BOX |
| LAURUS X 'SARATOGA' | SARATOGA HYBRID LAUREL | 24" BOX |
| PISTACIA CHINENSIS 'KEITH DAVEY' | CHINESE PISTACHE | 24" BOX |
| PLATANUS X ACERIFOLA 'COLUMBIA' | LONDON PLANE TREE | 24" BOX |
| PRUNUS C. X 'KRAUTER VESUVIUS' | PURPLE LEAF FLOWERING PLUM | 24" BOX |
| ZELKOVA SERRATA 'MUSASHINO' | MUSASHINO SAWLEAF ZELKOVA | 24" BOX |
| ZELKOVA SERRATA 'GREEN VASE' | GREEN VASE SAWLEAF ZELKOVA | 24" BOX |
| **ACCENT TREES** | | |
| ARBUTUS 'MARINA' | MARINA STRAWBERRY TREE | 15 GAL |
| CERCIS OCCIDENTALIS | WESTERN REDBUD | 15 GAL |
| LAGERSTROEMIA I. 'NATCHEZ' STD. | CRAPE MYRTLE STANDARD | 15 GAL |
| LAGERSTROEMIA I. 'MUSKOGEE' | CRAPE MYRTLE | 15 GAL |
| **PARK TREES** | | |
| CELTIS SINENSIS | CHINESE HACKBERRY | 24" BOX |
| PLATANUS X ACERIFOLIA 'COLUMBIA' | LONDON PLANE TREE | 24" BOX |
| QUERCUS AGRIFOLIA | COAST LIVE OAK | 24" BOX |
| QUERCUS RUBRA (BOREALIS) | RED OAK | 24" BOX |
| ZELKOVA SERRATA 'CITY SPRITE' TM | CITY SPRITE ZELKOVA | 24" BOX |

## TREE SETBACKS

TREE SETBACKS SHALL BE:
- 6' FROM PAVED SURFACES
- 6' FROM WATER METERS, UTILITY BOXES AND JOINT TRENCHES
- 10' FROM STREETLIGHTS
- 10' FROM SANITARY SEWER LINES

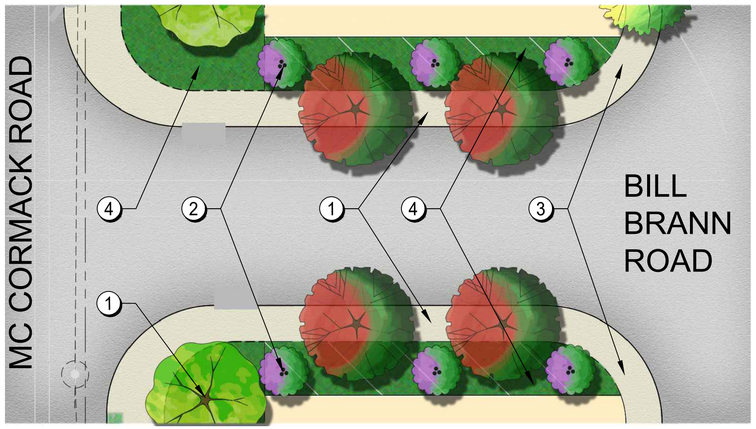
ALL TREES PLANTED WITHIN 5' OF PAVING, WATER METERS, OR JOINT TRENCHES SHALL RECEIVE LINEAR ROOT BARRIERS. FINAL NUMBER OF TREES AND LOCATIONS SUBJECT TO CHANGE BASED ON FINAL UTILITY LOCATIONS.

## TREE NOTE

1. THE LOCATION AND QUANTITY OF TREES IS SUBJECT TO CHANGE BASED ON UTILITY COMPOSITION.
2. PROPOSED TREE CANOPIES ARE SHOWN AT 85% MATURE GROWTH DIAMETER IN ORDER TO ENSURE THERE IS SUFFICIENT ROOM FOR TREE GROWTH AND HEALTH.
3. PROVIDE 3' CLEAR AROUND ALL HYDRANTS PER CALIFORNIA FIRE CODE.

## LEGEND

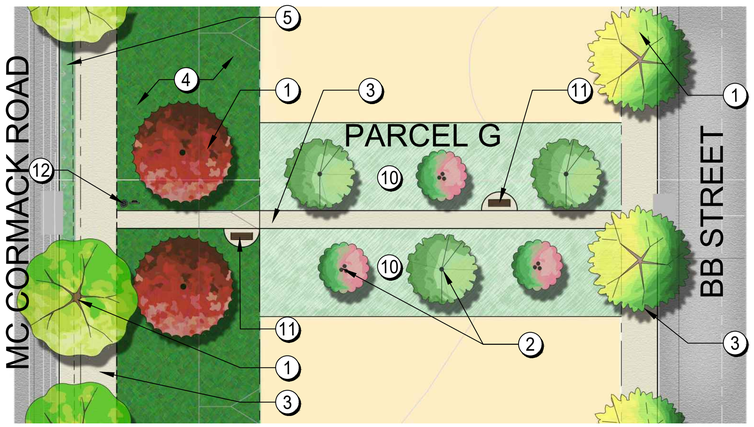
1. STREET TREE, TYPICAL.
2. ACCENT TREE, TYPICAL.
3. CONCRETE WALK.
4. SHRUB PLANTING AREA, TYPICAL.
5. DETENTION BASIN & BIO-RETENTION.
6. OPEN SPACE.
7. TRAIL.
8. CONCRETE RAIL FENCE.
9. EXISTING LIBERTY TRAIL CONNECTION.
10. HYDROSEED AT TRANSITIONAL OPEN SPACE AREAS.
11. BENCHES.
12. (1) MUTT MITT STATION & TRASH RECEPTACLE LOCATION.




MC CORMACK ROAD & BILL BRANN ROAD ENTRY

PHASE 1

SCALE: 1" = 20'-0"




PARCEL G TRANSITIONAL OPEN SPACE

PHASE 1

SCALE: 1" = 20'-0"

ENCORE
770 TAMALPAIS DRIVE, #401B
CORTE MADERA, CA 94925

**BRANN RANCH**

RIO VISTA, CALIFORNIA (ENCORE LIBERTY II, LLC)

**PHASE 1 ENTRIES**

CONCEPTUAL LANDSCAPE PLAN

JUNE 11, 2024

vanderToolen Associates
855 Bordeaux Way
Suite 240
Napa, CA 94558

tel: 707.224.2299
www.vandertoolen.com

0' 10' 20' 40'

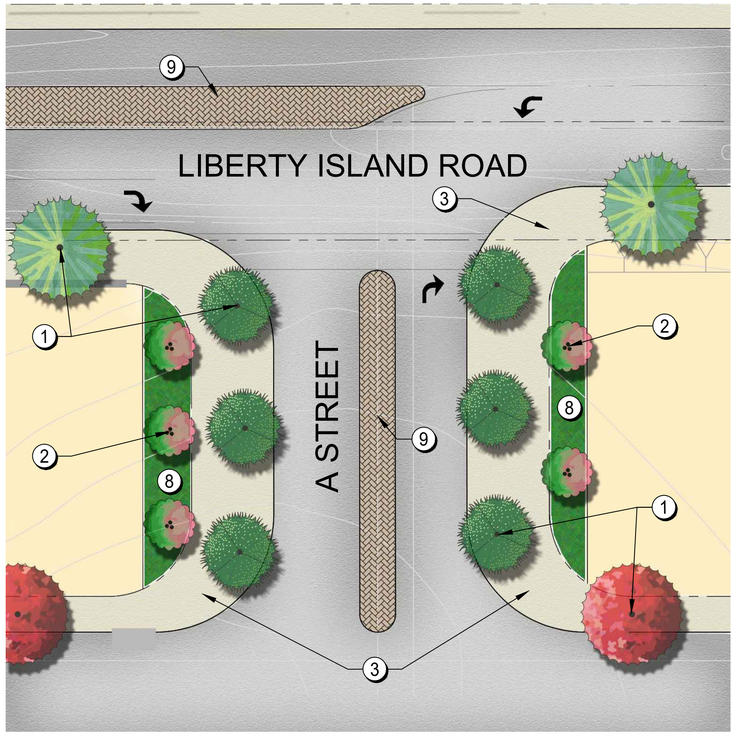
SCALE: 1" = 20'-0"

NORTH

L-7

Project No. 01622

Copyright 2024 vanderToolen Associates. The drawings or written materials contained herein constitute the original and unpublished work of the landscape architect. Reproduction, use or alteration in any form is strictly prohibited without the written consent of vanderToolen Associates.




# LIBERTY ISLAND ROAD & A STREET ENTRY

PHASE 2

SCALE: 1" = 20'-0"

## TREE LEGEND

| BOTANICAL NAME | COMMON NAME | SIZE |
|---|---|---|
| **STREET TREES** | | |
| ACER R. 'RED SUNSET' | RED SUNSET MAPLE | 24" BOX |
| KOELREUTERIA PANICULATA | GOLDEN RAIN TREE | 24" BOX |
| LAURUS X 'SARATOGA' | SARATOGA HYBRID LAUREL | 24" BOX |
| PISTACIA CHINENSIS 'KEITH DAVEY' | CHINESE PISTACHE | 24" BOX |
| PLATANUS X ACERIFOLA 'COLUMBIA' | LONDON PLANE TREE | 24" BOX |
| PRUNUS C. X 'KRAUTER VESUVIUS' | PURPLE LEAF FLOWERING PLUM | 24" BOX |
| ZELKOVA SERRATA 'MUSASHINO' | MUSASHINO SAWLEAF ZELKOVA | 24" BOX |
| ZELKOVA SERRATA 'GREEN VASE' | GREEN VASE SAWLEAF ZELKOVA | 24" BOX |
| **ACCENT TREES** | | |
| ARBUTUS 'MARINA' | MARINA STRAWBERRY TREE | 15 GAL |
| CERCIS OCCIDENTALIS | WESTERN REDBUD | 15 GAL |
| LAGERSTROEMIA I. 'NATCHEZ' STD. | CRAPE MYRTLE STANDARD | 15 GAL |
| LAGERSTROEMIA I. 'MUSKOGEE' | CRAPE MYRTLE | 15 GAL |
| **PARK TREES** | | |
| CELTIS SINENSIS | CHINESE HACKBERRY | 24" BOX |
| PLATANUS X ACERIFOLIA 'COLUMBIA' | LONDON PLANE TREE | 24" BOX |
| QUERCUS AGRIFOLIA | COAST LIVE OAK | 24" BOX |
| QUERCUS RUBRA (BOREALIS) | RED OAK | 24" BOX |
| ZELKOVA SERRATA 'CITY SPRITE' TM | CITY SPRITE ZELKOVA | 24" BOX |

## TREE SETBACKS

TREE SETBACKS SHALL BE:
- 6' FROM PAVED SURFACES
- 6' FROM WATER METERS, UTILITY BOXES AND JOINT TRENCHES
- 10' FROM STREETLIGHTS
- 10' FROM SANITARY SEWER LINES

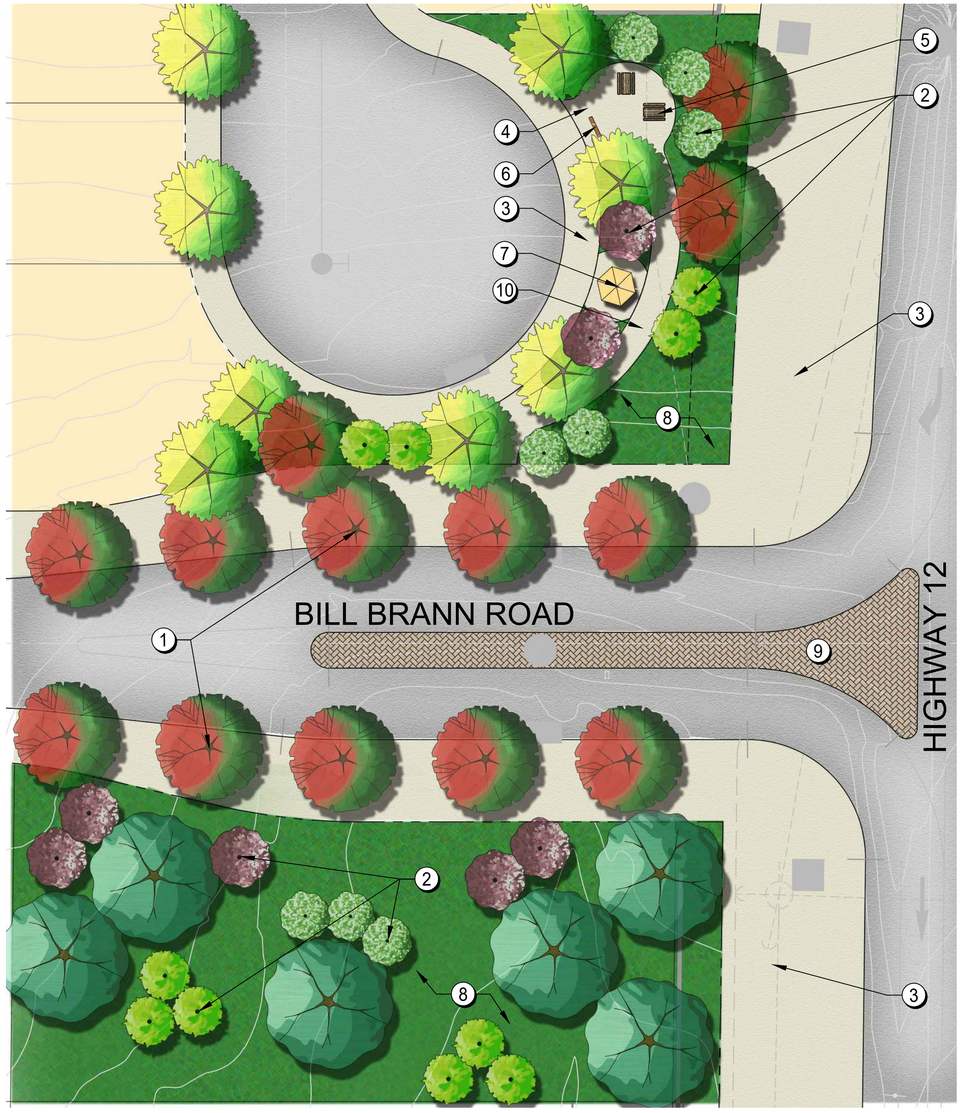
ALL TREES PLANTED WITHIN 5' OF PAVING, WATER METERS, OR JOINT TRENCHES SHALL RECEIVE LINEAR ROOT BARRIERS. FINAL NUMBER OF TREES AND LOCATIONS SUBJECT TO CHANGE BASED ON FINAL UTILITY LOCATIONS.

## TREE NOTE

1. THE LOCATION AND QUANTITY OF TREES IS SUBJECT TO CHANGE BASED ON UTILITY COMPOSITION.
2. PROPOSED TREE CANOPIES ARE SHOWN AT 85% MATURE GROWTH DIAMETER IN ORDER TO ENSURE THERE IS SUFFICIENT ROOM FOR TREE GROWTH AND HEALTH.
3. PROVIDE 3' CLEAR AROUND ALL HYDRANTS PER CALIFORNIA FIRE CODE.

## LEGEND

1. STREET TREE, TYPICAL.
2. ACCENT TREE, TYPICAL.
3. CONCRETE WALK.
4. CONCRETE PAVING
5. PICNIC TABLES
6. BIKE RACK
7. INFORMATION KIOSK
8. SHRUB PLANTING AREA, TYPICAL.
9. STAMPED COLORED CONCRETE.
10. TRAIL.




# BILL BRANN ROAD & HIGHWAY 12 ENTRY

PHASE 2

SCALE: 1" = 20'-0"

ENCORE
770 TAMALPAIS DRIVE, #401B
CORTE MADERA, CA 94925

**BRANN RANCH**

RIO VISTA, CALIFORNIA (ENCORE LIBERTY II, LLC)

**PHASE 2 ENTRIES**

CONCEPTUAL LANDSCAPE PLAN

JUNE 11, 2024

vanderToolen Associates
855 Bordeaux Way
Suite 240
Napa, CA 94558

tel: 707.224.2299
www.vandertoolen.com

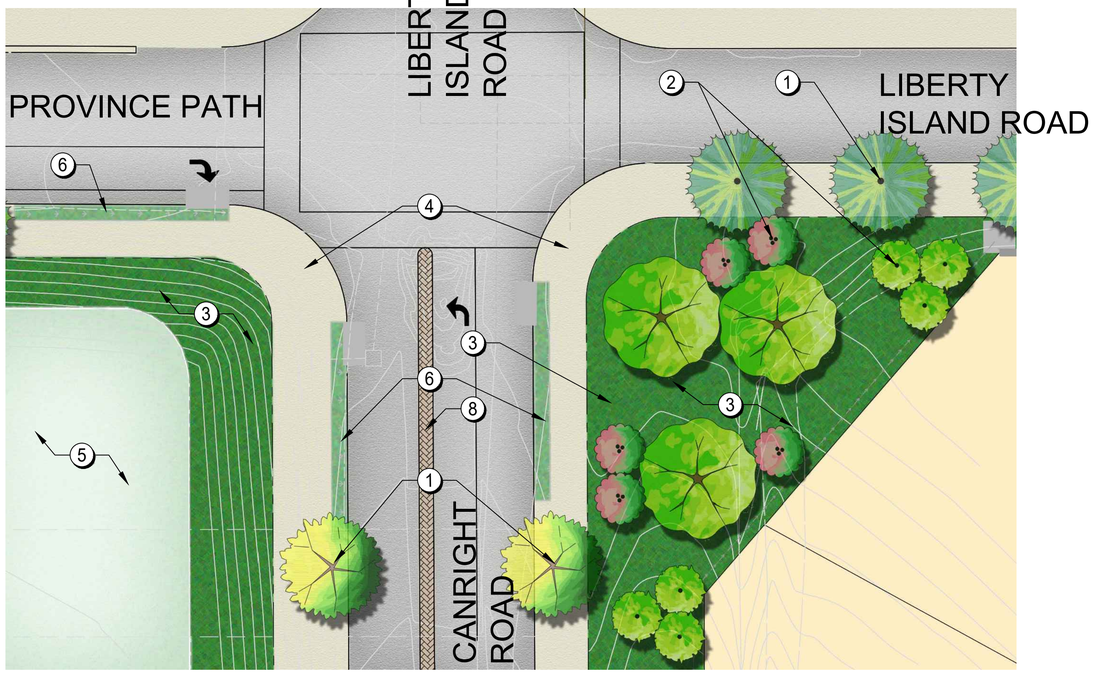
0' 10' 20' 40'

SCALE: 1" = 20'-0" NORTH

L-7.5

Project No. 01622

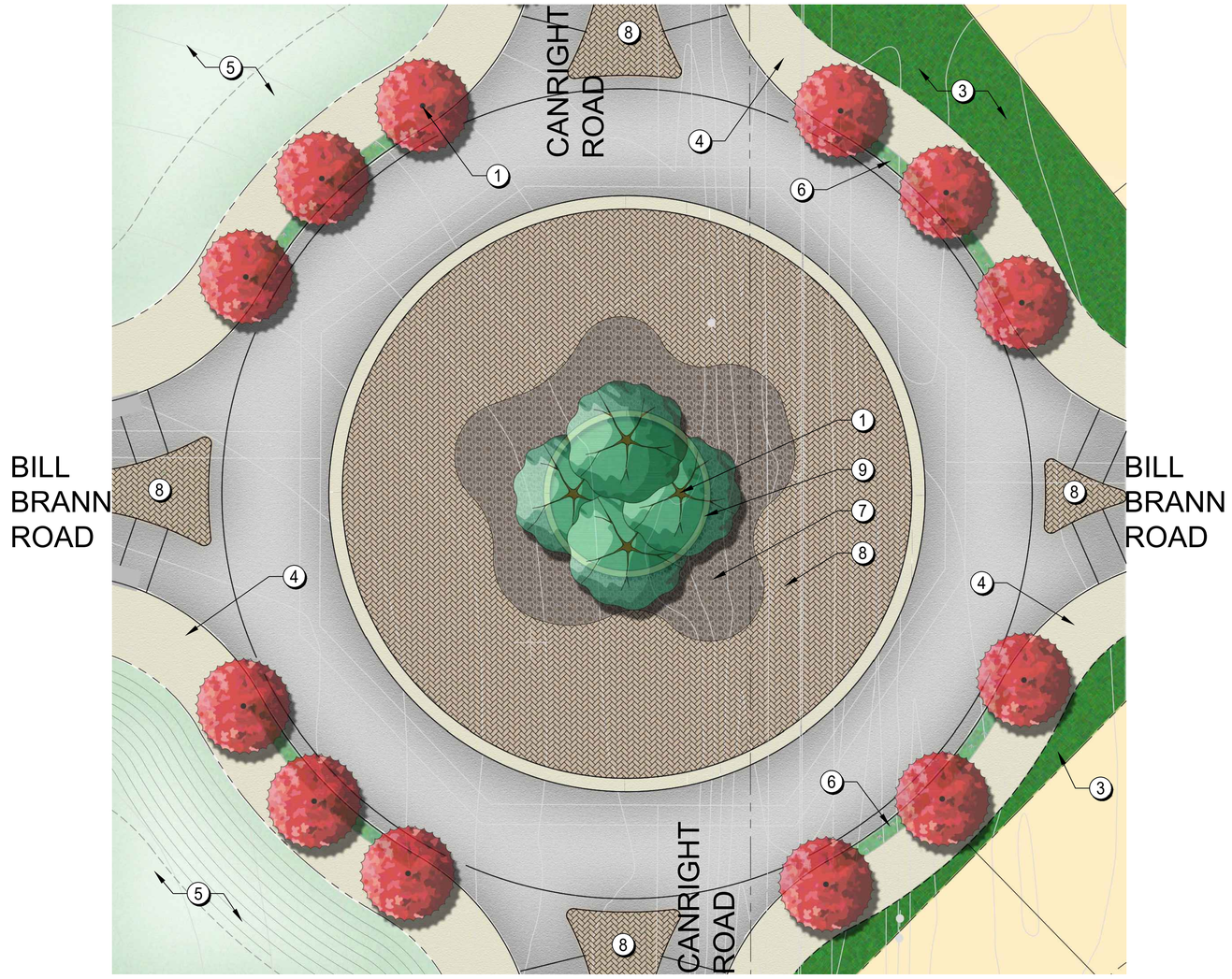
Copyright 2024 vanderToolen Associates. The drawings or written materials contained herein constitute the original and unpublished work of the landscape architect. Reproduction, use or alteration in any form is strictly prohibited without the written consent of vanderToolen Associates.




## LIBERTY ISLAND ROAD & CANRIGHT ROAD ENTRY

PHASE 3

SCALE: 1" = 20'-0"




## BILL BRANN ROAD & CANRIGHT ROAD ROUNDABOUT

PHASE 3

SCALE: 1" = 20'-0"

## TREE LEGEND

| BOTANICAL NAME | COMMON NAME | SIZE |
|---|---|---|
| **STREET TREES** | | |
| ACER R. 'RED SUNSET' | RED SUNSET MAPLE | 24" BOX |
| KOELREUTERIA PANICULATA | GOLDEN RAIN TREE | 24" BOX |
| LAURUS X 'SARATOGA' | SARATOGA HYBRID LAUREL | 24" BOX |
| PISTACIA CHINENSIS 'KEITH DAVEY' | CHINESE PISTACHE | 24" BOX |
| PLATANUS X ACERIFOLA 'COLUMBIA' | LONDON PLANE TREE | 24" BOX |
| PRUNUS C. X 'KRAUTER VESUVIUS' | PURPLE LEAF FLOWERING PLUM | 24" BOX |
| ZELKOVA SERRATA 'MUSASHINO' | MUSASHINO SAWLEAF ZELKOVA | 24" BOX |
| ZELKOVA SERRATA 'GREEN VASE' | GREEN VASE SAWLEAF ZELKOVA | 24" BOX |
| **ACCENT TREES** | | |
| ARBUTUS 'MARINA' | MARINA STRAWBERRY TREE | 15 GAL |
| CERCIS OCCIDENTALIS | WESTERN REDBUD | 15 GAL |
| LAGERSTROEMIA I. 'NATCHEZ' STD. | CRAPE MYRTLE STANDARD | 15 GAL |
| LAGERSTROEMIA I. 'MUSKOGEE' | CRAPE MYRTLE | 15 GAL |
| **PARK TREES** | | |
| CELTIS SINENSIS | CHINESE HACKBERRY | 24" BOX |
| PLATANUS X ACERIFOLIA 'COLUMBIA' | LONDON PLANE TREE | 24" BOX |
| QUERCUS AGRIFOLIA | COAST LIVE OAK | 24" BOX |
| QUERCUS RUBRA (BOREALIS) | RED OAK | 24" BOX |
| ZELKOVA SERRATA 'CITY SPRITE' TM | CITY SPRITE ZELKOVA | 24" BOX |

## LEGEND

1. STREET TREE, TYPICAL.
2. PARK & ACCENT TREE, TYPICAL.
3. SHRUB PLANTING AREA, TYPICAL.
4. CONCRETE WALK.
5. OPEN SPACE.
6. BIO-RETENTION.
7. COBBLE.
8. STAMPED COLOR CONCRETE.
9. RETAINING WALL.

## TREE SETBACKS

TREE SETBACKS SHALL BE:
- 6' FROM PAVED SURFACES
- 6' FROM WATER METERS, UTILITY BOXES AND JOINT TRENCHES
- 10' FROM STREETLIGHTS
- 10' FROM SANITARY SEWER LINES

ALL TREES PLANTED WITHIN 5' OF PAVING, WATER METERS, OR JOINT TRENCHES SHALL RECEIVE LINEAR ROOT BARRIERS. FINAL NUMBER OF TREES AND LOCATIONS SUBJECT TO CHANGE BASED ON FINAL UTILITY LOCATIONS.

## TREE NOTE

1. THE LOCATION AND QUANTITY OF TREES IS SUBJECT TO CHANGE BASED ON UTILITY COMPOSITION.
2. PROPOSED TREE CANOPIES ARE SHOWN AT 85% MATURE GROWTH DIAMETER IN ORDER TO ENSURE THERE IS SUFFICIENT ROOM FOR TREE GROWTH AND HEALTH.
3. PROVIDE 3' CLEAR AROUND ALL HYDRANTS PER CALIFORNIA FIRE CODE.

ENCORE
770 TAMALPAIS DRIVE, #401B
CORTE MADERA, CA 94925

# BRANN RANCH

RIO VISTA, CALIFORNIA (ENCORE LIBERTY II, LLC)

**PHASE 3 ENTRY & ROUNDABOUT**

CONCEPTUAL LANDSCAPE PLAN

JUNE 11, 2024

vanderToolen Associates
855 Bordeaux Way
Suite 240
Napa, CA 94558

tel: 707.224.2299
www.vandertoolen.com

VTA

0' 10' 20' 40'

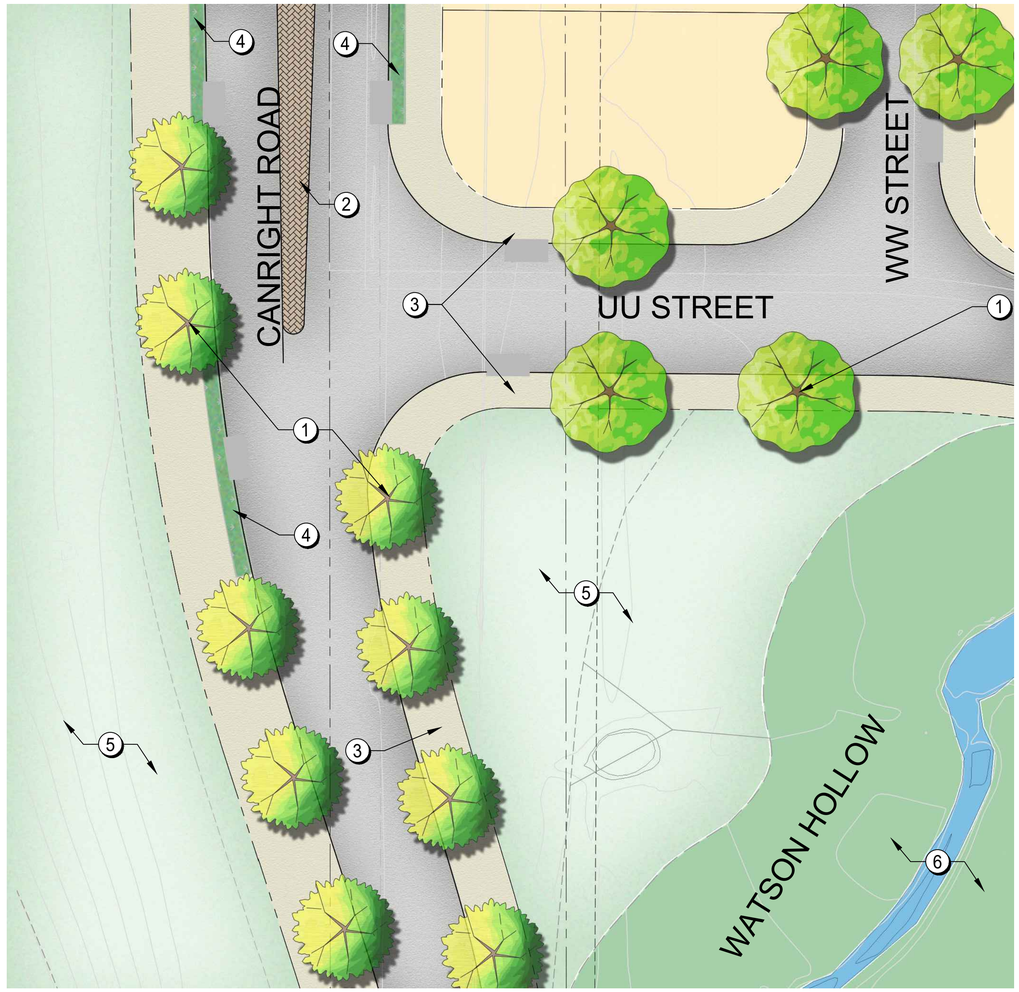
SCALE: 1" = 20'-0"

NORTH

L-8

Project No. 01622

Copyright 2024 vanderToolen Associates. The drawings or written materials contained herein constitute the original and unpublished work of the landscape architect. Reproduction, use or alteration in any form is strictly prohibited without the written consent of vanderToolen Associates.




# CANRIGHT ROAD & UU STREET ENTRY

PHASE 3

SCALE: 1" = 20'-0"

## TREE LEGEND

| BOTANICAL NAME | COMMON NAME | SIZE |
|---|---|---|
| **STREET TREES** | | |
| ACER R. 'RED SUNSET' | RED SUNSET MAPLE | 24" BOX |
| KOELREUTERIA PANICULATA | GOLDEN RAIN TREE | 24" BOX |
| LAURUS X 'SARATOGA' | SARATOGA HYBRID LAUREL | 24" BOX |
| PISTACIA CHINENSIS 'KEITH DAVEY' | CHINESE PISTACHE | 24" BOX |
| PLATANUS X ACERIFOLA 'COLUMBIA' | LONDON PLANE TREE | 24" BOX |
| PRUNUS C. X 'KRAUTER VESUVIUS' | PURPLE LEAF FLOWERING PLUM | 24" BOX |
| ZELKOVA SERRATA 'MUSASHINO' | MUSASHINO SAWLEAF ZELKOVA | 24" BOX |
| ZELKOVA SERRATA 'GREEN VASE' | GREEN VASE SAWLEAF ZELKOVA | 24" BOX |
| **ACCENT TREES** | | |
| ARBUTUS 'MARINA' | MARINA STRAWBERRY TREE | 15 GAL |
| CERCIS OCCIDENTALIS | WESTERN REDBUD | 15 GAL |
| LAGERSTROEMIA I. 'NATCHEZ' STD. | CRAPE MYRTLE STANDARD | 15 GAL |
| LAGERSTROEMIA I. 'MUSKOGEE' | CRAPE MYRTLE | 15 GAL |
| **PARK TREES** | | |
| CELTIS SINENSIS | CHINESE HACKBERRY | 24" BOX |
| PLATANUS X ACERIFOLIA 'COLUMBIA' | LONDON PLANE TREE | 24" BOX |
| QUERCUS AGRIFOLIA | COAST LIVE OAK | 24" BOX |
| QUERCUS RUBRA (BOREALIS) | RED OAK | 24" BOX |
| ZELKOVA SERRATA 'CITY SPRITE' TM | CITY SPRITE ZELKOVA | 24" BOX |

## LEGEND

1. STREET TREE, TYPICAL.
2. STAMPED COLOR CONCRETE.
3. CONCRETE WALK.
4. BIO-RETENTION.
5. OPEN SPACE.
6. WATSON HOLLOW AREA PER CIVIL ENGINEER.

## TREE SETBACKS

TREE SETBACKS SHALL BE:
- 6' FROM PAVED SURFACES
- 6' FROM WATER METERS, UTILITY BOXES AND JOINT TRENCHES
- 10' FROM STREETLIGHTS
- 10' FROM SANITARY SEWER LINES

ALL TREES PLANTED WITHIN 5' OF PAVING, WATER METERS, OR JOINT TRENCHES SHALL RECEIVE LINEAR ROOT BARRIERS. FINAL NUMBER OF TREES AND LOCATIONS SUBJECT TO CHANGE BASED ON FINAL UTILITY LOCATIONS.

## TREE NOTE

1. THE LOCATION AND QUANTITY OF TREES IS SUBJECT TO CHANGE BASED ON UTILITY COMPOSITION.
2. PROPOSED TREE CANOPIES ARE SHOWN AT 85% MATURE GROWTH DIAMETER IN ORDER TO ENSURE THERE IS SUFFICIENT ROOM FOR TREE GROWTH AND HEALTH.
3. PROVIDE 3' CLEAR AROUND ALL HYDRANTS PER CALIFORNIA FIRE CODE.

ENCORE
770 TAMALPAIS DRIVE, #401B
CORTE MADERA, CA 94925

**BRANN RANCH**

RIO VISTA, CALIFORNIA (ENCORE LIBERTY II, LLC)

**PHASE 3 ENTRY**
CONCEPTUAL LANDSCAPE PLAN
JUNE 11, 2024

vanderToolen Associates
855 Bordeaux Way
Suite 240
Napa, CA 94558

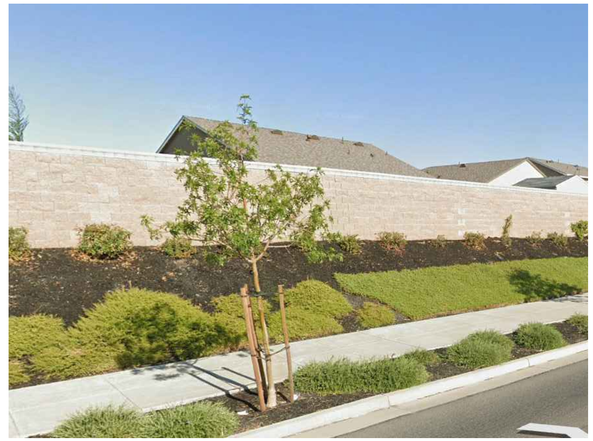
tel: 707.224.2299
www.vandertoolen.com

0' 10' 20' 40'
SCALE: 1" = 20'-0"
NORTH

L-8.5
Project No. 01622

Copyright 2024 vanderToolen Associates. The drawings or written materials contained herein constitute the original and unpublished work of the landscape architect. Reproduction, use or alteration in any form is strictly prohibited without the written consent of vanderToolen Associates.












ENCORE
770 TAMALPAIS DRIVE, #401B
CORTE MADERA, CA 94925

# BRANN RANCH

RIO VISTA, CALIFORNIA (ENCORE LIBERTY II, LLC)

## LIFESTYLE \ SITE IMAGERY

CONCEPTUAL LANDSCAPE PLAN
JUNE 11, 2024

vanderToolen Associates
855 Bordeaux Way
Suite 240
Napa, CA 94558

tel: 707.224.2299
www.vandertoolen.com

L-9

Project No. 01622

Copyright 2024 vanderToolen Associates. The drawings or written materials contained herein constitute the original and unpublished work of the landscape architect. Reproduction, use or alteration in any form is strictly prohibited without the written consent of vanderToolen Associates.

## STREET & ACCENT TREES


ARBUTUS X 'MARINA'


ACER RUBRUM 'RED SUNSET'


CERCIS OCCIDENTALIS


LAGERSTROEMIA 'MUSKOGEE'


LAGERSTROEMIA 'NATCHEZ'


PISTACHIA CHINENSIS 'KEITH DAVEY'


PLATANUS X ACERIFOLIA 'COLUMBIA'


PRUNUS C. KRAUTER VESUVIUS'


QUERCUS AGRIFOLIA


ZELKOVA SERRATA 'GREEN VASE'

## SHRUBS & ACCENTS


ACHILLEA MILLEFOLIUM


CEANOTHUS SP.

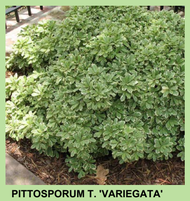

CISTUS SPP.

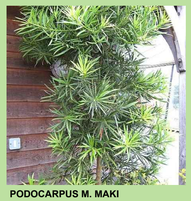

DIETES SPP.


DODONAEA SPP.

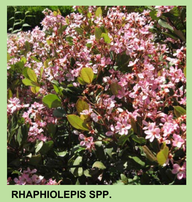

NANDINA SPP.

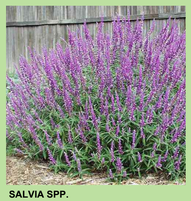

PENSTEMON HETEROPHYLLUS


PITTOSPORUM T. 'VARIEGATA'

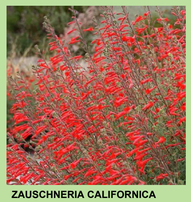

PODOCARPUS M. MAKI


ROSMARINUS SPP.

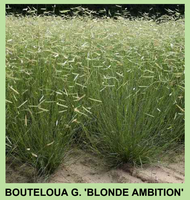

RHAPHIOLEPIS SPP.

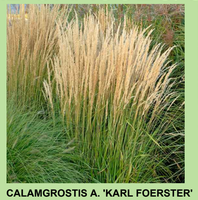

SALVIA SPP.


STRELITZIA REGINAE


ZAUSCHNERIA CALIFORNICA

## ORNAMENTAL GRASSES/GROUNDCOVERS


BOUTELOUA G. 'BLONDE AMBITION'

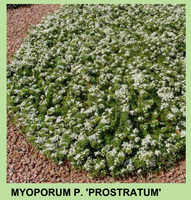

CALAMGROSTIS A. 'KARL FOERSTER'


CAREX DIVULSA

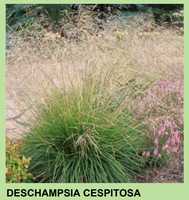

LANTANA C. 'YELLOW TRAILING'


LANTANA MONTEVIDENSIS


LOMANDRA SPP.

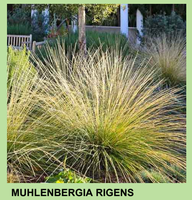

MYOPORUM P. 'PROSTRATUM'

## BIORETENTION


DESCHAMPSIA CESPITOSA


JUNCUS PATENS


MIMULUS CARDINALIS


MUHLENBERGIA RIGENS


PRUNELLA VULGARIS


ROSA CALIFORNICA


SCAEVOLA 'MAUVE CLUSTERS'

## VINES


DISTICTUS BUCCINATORIA


ROSA SPP.

## TURF


RHIZOMATOUS TALL FESCUE (RTF)

## HYDROSEED


GRASSES & WILDFLOWER HYDROSEED MIX

## TREE LEGEND

| BOTANICAL NAME | COMMON NAME | SIZE |
|---|---|---|
| **STREET TREES** | | |
| ACER R. 'RED SUNSET' | RED SUNSET MAPLE | 24" BOX |
| KOELREUTERIA PANICULATA | GOLDEN RAIN TREE | 24" BOX |
| LAURUS X 'SARATOGA' | SARATOGA HYBRID LAUREL | 24" BOX |
| PISTACIA CHINENSIS 'KEITH DAVEY' | CHINESE PISTACHE | 24" BOX |
| PRUNUS C. X 'KRAUTER VESUVIUS' | PURPLE LEAF FLOWERING PLUM | 24" BOX |
| ZELKOVA SERRATA 'MUSASHINO' | MUSASHINO SAWLEAF ZELKOVA | 24" BOX |
| ZELKOVA SERRATA 'GREEN VASE' | GREEN VASE SAWLEAF ZELKOVA | 24" BOX |
| **ACCENT TREES** | | |
| ARBUTUS 'MARINA' | MARINA STRAWBERRY TREE | 15 GAL |
| CERCIS OCCIDENTALIS | WESTERN REDBUD | 15 GAL |
| LAGERSTROEMIA I. 'NATCHEZ' STD. | CRAPE MYRTLE STANDARD | 15 GAL |
| LAGERSTROEMIA I. 'MUSKOGEE' | CRAPE MYRTLE | 15 GAL |
| **PARK TREES** | | |
| CELTIS SINENSIS | CHINESE HACKBERRY | 24" BOX |
| PLATANUS X ACERIFOLIA 'COLUMBIA' | LONDON PLANE TREE | 24" BOX |
| QUERCUS AGRIFOLIA | COAST LIVE OAK | 24" BOX |
| QUERCUS RUBRA (BOREALIS) | RED OAK | 24" BOX |
| ZELKOVA SERRATA 'CITY SPRITE' TM | CITY SPRITE ZELKOVA | 24" BOX |

## PROPOSED PLANT PALETTE

| BOTANICAL NAME | COMMON NAME | MIN. SIZE | WUCOLS* |
|---|---|---|---|
| **SHRUBS** | | | |
| BERBERIS SP. | JAPANESE BARBERRY | 1 GAL | L |
| CEANOTHUS SP. | WILD LILAC | 5 GAL | L |
| CISTUS SPP. | ROCK ROSE | 5 GAL | L |
| COLEONEMA PULCHRUM | PINK BREATH OF HEAVEN | 5 GAL | M |
| DIETES SPP. | FORTNIGHT LILY | 1 GAL | L |
| DODONAEA SPP. | HOPSEED BUSH | 5 GAL | L |
| GAURA LINDHEIMERI | GAURA | 1 GAL | M |
| HEMEROCALLIS HYBRIDS | EVERGREEN DAYLILLY | 1 GAL | M |
| NANDINA SPP. | NANDINA | 5 GAL | L |
| PHORMIUM SPP. | NEW ZEALAND FLAX | 5 GAL | L |
| PHOTINIA FRASERII | PHOTINIA | 5 GAL | M |
| PITTOSPORUM T. 'VARIEGATA' | VARIEGATED PITTOSPORUM | 5 GAL | L |
| PITTOSPORUM T. 'WHEELERS DWARF' | DWARF PITTOSPORUM | 5 GAL | M |
| PODOCARPUS M. MAKI | YEW PINE | 5 GAL | M |
| ROSMARINUS SPP. | ROSEMARY | 5 GAL | L |
| RHAPHIOLEPIS SPP. | INDIA HAWTHORN | 5 GAL | L |
| SALVIA SPP. | SAGE | 1 GAL | L |
| SOLLYA HETEROPHYLLA | AUSTRALIAN BLUEBELL CREEPER | 1 GAL | L |
| STRELITZIA REGINAE | BIRD OF PARADISE | 5 GAL | M |
| VIBURNUM T. 'SPRING BOUQUET' | LAURUSTINUS | 5 GAL | M |
| **ACCENTS** | | | |
| ACACIA C. 'COUSIN ITT' | LITTLE RIVER WATTLE | 1 GAL | L |
| ACHILLEA MILLEFOLIUM | NATIVE WHITE YARROW | 1 GAL | L |
| AGAVE SPP. | AGAVE | 1 GAL | L |
| BOUTELOUA G. 'BLONDE AMBITION' | BLUE GRAMA GRASS | 1 GAL | L |
| CALAMGROSTIS A. 'KARL FOERSTER' | FEATHER REED GRASS | 1 GAL | L |
| ERIOGONUM G.RUBESCENS | SAN MIGUEL ISLAND BUCKWHEAT | 1 GAL | L |
| HELICTOTRICHON SEMPERVIRENS | BLUE OAT GRASS | 1 GAL | L |
| LOMANDRA SPP. | DWARF MAT RUSH | 1 GAL | L |
| NEPETA SPP. | CATMINT | 1 GAL | L |
| PENSTEMON HETEROPHYLLUS | BEARDTONGUE | 1 GAL | L |
| VERBENA L. 'DE LA MINA' | CEDROS ISLAND VERBENA | 1 GAL | L |
| ZAUSCHNERIA CALIFORNICA | CALIFORNIA FUCHSIA | 1 GAL | L |
| **GROUNDCOVERS** | | | |
| CAREX DIVULSA | BERKELEY SEDGE | 1 GAL | L |
| COTONEASTER D. LOWFAST | BEARBERRY COTONEASTER | 1 GAL | L |
| ERIGERON KARVINSKIANUS | SANTA BARBARA | 1 GAL | L |
| FRAGARIA CHILOENSIS | DAISY BEACH STRAWBERRY | 1 GAL | M |
| LANTANA SPP. | TRAILING LANTANA | 1 GAL | M |
| MYOPORUM P. 'PROSTRATUM' | CREEPING MYOPORUM | 1 GAL | L |
| STACHYS BYZANTINA | LAMBS' EARS | 1 GAL | L |
| WESTRINGIA FRUTICOSA | LOW COAST ROSEMARY | 1 GAL | L |

| BOTANICAL NAME | COMMON NAME | MIN. SIZE | WUCOLS* |
|---|---|---|---|
| **VINES / ESPALIERS** | | | |
| DISTICTUS BUCCINATORIA | BLOOD-RED TRUMPET | 5 GAL | M |
| ROSA SPP. | VINE ROSE | 5 GAL | M |
| **TURF** | | | |
| RHIZOMATOUS TALL FESCUE (RTF) | SELF-HEALING TURF | SOD | H |
| **BIO-RETENTION BASINS & SWALES** | | | |
| DESCHAMPSIA CESPITOSA | TUFTED HAIRGRASS | PLUGS | L |
| JUNCUS PATENS | BLUE RUSH | PLUGS | M |
| LEYMUS T. 'GREY DAWN' | CREEPING WILD RYE | PLUGS | L |
| MIMULUS AURANTIACUS | STICKY MONKEYFLOWER | 1 GAL | L |
| MUHLENBERGIA RIGENS | DEERGRASS | 1 GAL | L |
| ROSA CALIFORNICA | CALIFORNIA ROSE | 2 GAL | L |
| SCAEVOLA 'MAUVE CLUSTER' | FAIRY FAN FLOWER | 1 GAL | L |
| **HYDROSEED (GRASSES & WILDFLOWER MIX)** | | | |
| ACHILLEA MILLEFOLIUM | NATIVE WHITE YARROW | | |
| CLARKAI PURPUREA | PURPLE CLARKIA | | |
| DESCHAMPSIA C. 'HOLCIFORMS' | TUFTED HAIRGRASS | | |
| ERIOPHYLLUM CONFERTIFLORUM | GOLDEN YARROW | | |
| ESCHSCHOLZIA C. 'MARITIMA' | NATIVE POPPY | | |
| FESTUCA IDAHOENSIS | NATIVE IDAHOE FESCUE 'MT. TAM' | | |
| FESTUCA OCCIDENTALIS | WESTERN FESCUE MOKELUMNE | | |
| LINUM LEWISII | BLUE FLAX | | |
| LUPINUS NANUS | SKY LUPINE | | |
| PLAGIOBOTHRYS NOTHOFULVUS | POPCORN FLOWER | | |
| RANUNCULUS CALIFORNICUS | CALIFORNIA BUTTERCUP | | |
| SISYRINCHIUM BELLUM | BLUE-EYED GRASS | | |

* WATER NEEDS BASED ON THE WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS) BY THE UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION.

ENCORE
770 TAMALPAIS DRIVE, #401B
CORTE MADERA, CA 94925

# BRANN RANCH

RIO VISTA, CALIFORNIA (ENCORE LIBERTY II, LLC)

**PLANT IMAGERY**
CONCEPTUAL LANDSCAPE PLAN
JUNE 11, 2024

vanderToolen Associates
855 Bordeaux Way
Suite 240
Napa, CA 94558

tel: 707.224.2299
www.vandertoolen.com

L-10

Project No. 01622

Copyright 2024 vanderToolen Associates. The drawings or written materials contained herein constitute the original and unpublished work of the landscape architect. Reproduction, use or alteration in any form is strictly prohibited without the written consent of vanderToolen Associates.