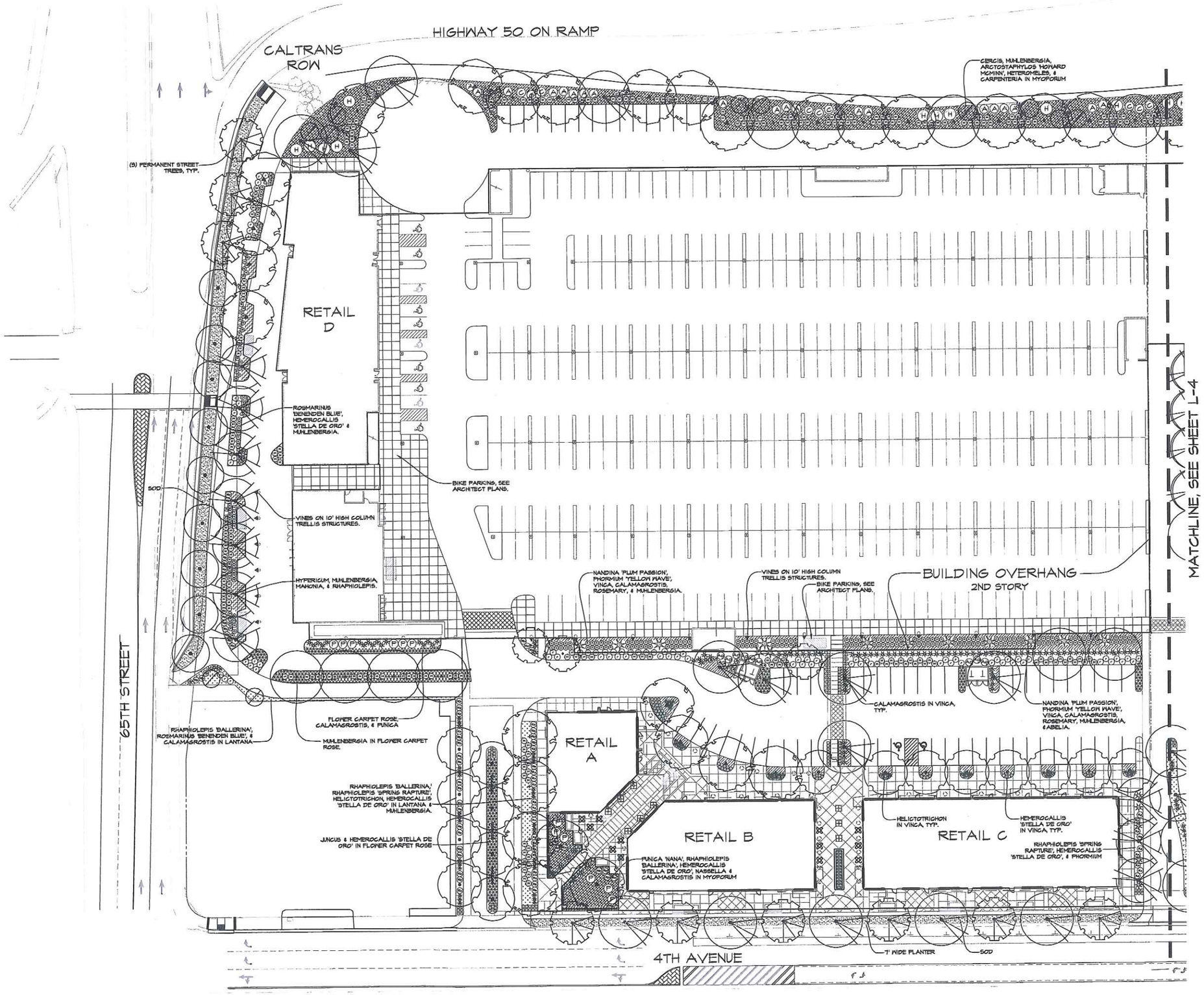

NOTE: SEE SHEET L-4 FOR PRELIMINARY TREE & PLANT LEGENDS.

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DATE SIGNED_____
THESE DRAWINGS ARE NOT CONSIDERED FINAL UNTIL THE LANDSCAPE ARCHITECT'S SEAL BELOW HAS BEEN SIGNED AND DATED.

LICENSED LANDSCAPE ARCHITECT No. 3617 CHRIS HULVATT
STATE OF CALIFORNIA

NO.	DATE	REVISIONS	BY	APP'D.

DESIGNED BY LBC
DRAWN BY LBC
CHECKED BY CHS
SCALE AS SHOWN

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65TH STREET CENTER PLANTING PLAN - WEST
LANDSCAPE CONCEPTUAL PLANS
CITY OF SACRAMENTO CALIFORNIA

SHEET L-3 OF 4
DATE: 03/05/08
JOB NO: 929.01

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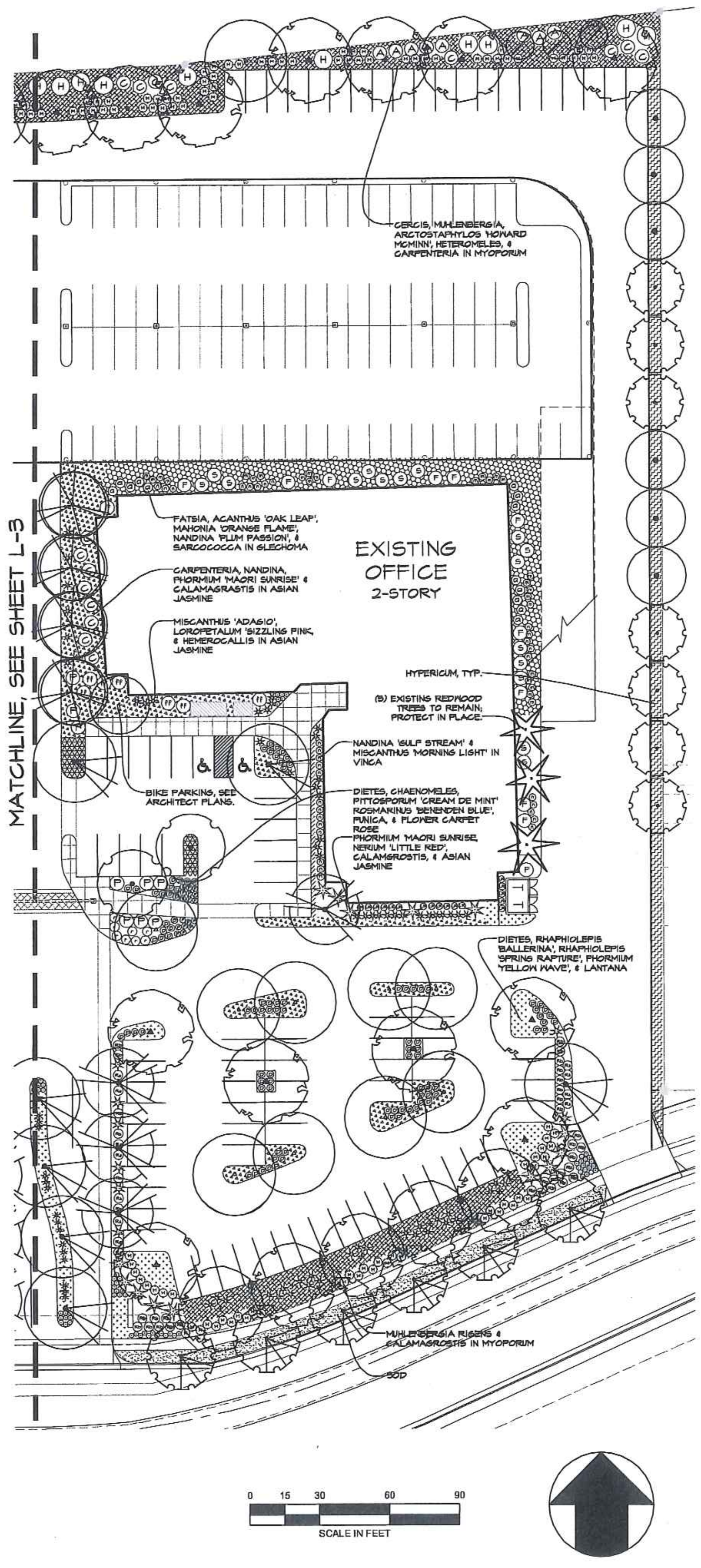

PRELIMINARY TREE LEGEND

SYMBOL	BOTANICAL NAME/ COMMON NAME	CONTAINER SIZE	MATURE SIZE (H X W)
	35' TREES		
	CELTIS AUSTRALIS / EUROPEAN HACKBERRY	15 GAL	70' X 35'
	FRAXINUS AMERICANA / WHITE ASH	15 GAL	50' X 35'
	QUERCUS AGRIFOLIA / COAST LIVE OAK	15 GAL	50' X 35'
	QUERCUS LOBATA / VALLEY OAK	15 GAL	70' X 35'
	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	15 GAL	60' X 35'
	30' TREES		
	ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY MAPLE	15 GAL	60' X 30'
	GINKGO BILOBA 'FAIRMOUNT' / FAIRMOUNT MAIDENHAIR TREE	15 GAL	40' X 30'
	PISTACIA CHINENSIS / CHINESE PISTACHE	15 GAL	50' X 30'
	QUERCUS SHUMARDII / SHUMARD RED OAK	15 GAL	60' X 30'
	ULMUS PARVIFOLIA 'FRONTIER', PROSPECTOR' / FONTIER, PROSPECTOR ELM	15 GAL	50' X 30'
	ZELKOVA SERRATA 'GREEN VASE' / GREEN VASE ZELKOVA	15 GAL	60' X 30'
	25' TREES		
	NYSSA SYLVATICA / TUPELO OR SOUR GUM	15 GAL	40' X 25'
	ZELKOVA SERRATA 'MURASHINO' / MURASHINO ZELKOVA	15 GAL	60' X 25'
	20' & SMALLER TREES		
	ACER PALMATUM 'OSHIO-BENI' / JAPANESE MAPLE	15 GAL	15' X 18'
	CERCIS OCCIDENTALIS / WESTERN REDBUD	15 GAL	12' X 12'

PLANTING NOTES

1. ALL WORK SHOWN ON PLANTING SHEETS SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT CITY OF SACRAMENTO STANDARD SPECIFICATIONS AND CONSTRUCTION DETAILS REFERENCED ON THESE PLANS.
2. LANDSCAPE CONTRACTOR SHALL VERIFY PLANT QUANTITIES FROM LANDSCAPE PLAN. IF THERE IS A DISCREPANCY BETWEEN THE PLAN & THE LEGEND, THE PLAN SHALL GOVERN.
3. NO PLANTING SHALL BE STARTED UNTIL FINISH GRADING AND IRRIGATION SYSTEM HAVE BEEN COMPLETED AND APPROVED BY THE LANDSCAPE ARCHITECT.
4. LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN THE EVENT OF PLANT UNAVAILABILITY IMMEDIATELY AFTER BID AWARD(S). ANY SUBSTITUTIONS MUST BE REQUESTED IN WRITING AND SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL. IF CONTRACTOR'S SUBSTITUTIONS ARE NOT APPROVED IN ADVANCE, THEN LANDSCAPE ARCHITECT CAN REJECT THEM & CONTRACTOR SHALL REPLACE AT HIS OWN EXPENSE.
5. ALL PLANT MATERIAL SHALL MEET SIZE SPECIFICATIONS AS SHOWN ON THE PLANT LEGEND, AND SHALL BE HEALTHY, FULL, AND SHALL BE OF THE FIRST RATE QUALITY FOR THE SPECIES.
6. THE LOCATIONS OF TREES AND SHRUBS SHALL BE ADJUSTED IN THE FIELD TO ACCOMMODATE EXISTING UTILITIES, LIGHTS, SPRINKLERS ETC.
7. CONTRACTOR SHALL USE FILL MATERIAL WHICH IS FREE OF SUBSTANCES THAT MAY BE INJURIOUS TO PLANT LIFE SUCH AS CLAY, STONES OVER 1" DIAMETER, & BUILDING DEBRIS, WHILE FULFILLING REQUIRED SOIL AMENDMENTS AS DESIGNATED BY SOILS REPORT.
8. 3" MINIMUM BARK MULCH SHALL BE SPREAD IN ALL TREE & SHRUB AREAS. MULCH SHALL BE SMALL CHIPPED FIR BARK AND FREE OF LARGE WOODY PIECES, SOIL, STONES, STICKS, DEBRIS OR OTHER FOREIGN MATTER.
9. 2" NITRIFIED REDWOOD COMPOST SHALL BE SPREAD IN ALL GROUNDCOVER BEDS.
10. SET FINISH SOIL GRADES 2" BELOW PAVEMENT OR CURB FOR SHRUBS & GROUNDCOVER.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING SOILS FERTILITY REPORT & AMENDING SOIL AS PER RECOMMENDATIONS OF REPORT.
12. PLANT MATERIAL SHALL BE INSTALLED PER CITY STANDARD DETAILS.
13. NO SHRUBS OR GROUNDCOVERS SHALL BE PLANTED WITHIN 4' OF ANY TREE. NO TURF SHALL BE PLANTED WITHIN 8' OF ANY TREE.
14. ALL TREES SHALL BE PLANTED 2" TO 3" HIGHER THAN THE SURROUNDING GRADE.
15. VEGETATED STORMWATER BMPS WILL BE INSTALLED WHERE FEASIBLE.

TREE PRESERVATION CONSTRUCTION NOTES

1. PRIOR TO ALLOWING DEMOLITION/ GRADING ACTIVITIES A 4 FOOT HIGH/ 4 FOOT RADIUS ORANGE CONSTRUCTION FENCE W/ WOOD SLATS SECURED AT TOP AND BOTTOM AROUND TREE TRUNKS SHALL BE INSTALLED AROUND THE TREES TO BE PRESERVED UNDER THE DIRECTION OF THE CITY ARBORIST. THE FENCING SHALL REMAIN IN PLACE FOR THE DURATION OF THE PROJECT. WITHIN THE FENCED AREA THERE SHALL BE NO GRADE CHANGES, STORAGE OF MATERIALS, TRENCHING, OR PARKING OF VEHICLES.

2. HAND DIG TRENCHES PASSING THROUGH TREE ROOT ZONES. ALL TREE ROOTS OVER 1" TO BE SAVED. ROOTS 1" OR SMALLER TO BE CLEAN CUT WITH SHARP, DISINFECTED PRUNING SHEARS. IF DURING EXCAVATION FOR THE PROJECT ANY TREE ROOTS GREATER THAN TWO INCHES IN DIAMETER ARE ENCOUNTERED WORK SHALL STOP IMMEDIATELY UNTIL PROJECT ARBORIST CAN PERFORM AN ON-SITE INSPECTION. ALL ROOTS SHALL BE CUT CLEAN AND THE TREE AFFECTED MAY REQUIRE SUPPLEMENTAL IRRIGATION, FERTILIZATION, AND PRUNING AS A RESULT OF TREE PRUNING.

3. THE CONTRACTOR SHALL BE HELD LIABLE FOR ANY DAMAGE TO EXISTING STREET TREES OR EXISTING TREES ON ADJACENT PROPERTIES I.E. TRUNK WOUNDS, BROKEN LIMB, POURING OF ANY DELETERIOUS MATERIALS, OR WASHING OUT CONCRETE UNDER THE DRIP LINE OF THE TREE. DAMAGES WILL BE ASSESSED USING THE "GUIDE TO PLANT APPRAISAL" NINTH EDITION PUBLISHED BY THE ISA. THE PROJECT ARBORIST WILL DO THE APPRAISAL AND SUBMIT A REPORT FOR REVIEW BY THE CITY ARBORIST.

4. HAND GRUB UNDER EXISTING TREES PRIOR TO PLACING NEW PLANT MATERIAL. KEEP MULCH 12" AWAY FROM THE TRUNKS.

PRELIMINARY PLANT LEGEND

SYMBOL	BOTANICAL NAME/ COMMON NAME	CONTAINER SIZE	MATURE SIZE (H X W)
	SHRUBS		
	ACANTHUS MOLLIS 'OAK LEAF' / ACANTHUS	5 GAL	4' X 4'
Ag	ABELIA GRANDIFLORA 'EDWARD GOUCHER' / GLOSSY ABELIA	5 GAL	5' X 5'
A	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN' / VINE HILL MANZANITA	5 GAL	4' X 6'
B	BUXUS 'GREEN VELVET' / GREEN VELVET BOXWOOD	5 GAL	3' X 4'
C	CARPENTERIA CALIFORNICA / BUSH ANEMONE	5 GAL	4' X 6'
	CHAENOMELES JAPONICA 'TEXAS SCARLET' / TEXAS SCARLET FLOWERING QUINCE	5 GAL	3' X 5'
	DIETES VEGETA / FORNIGHT LILY	1 GAL	3' X 3'
F	FATSIA JAPONICA / JAPANESE ARALIA	1 GAL	6' X 6'
	HEMEROCALLIS HYBRIDS 'STELLA DE ORO' / EVERGREEN DAYLILY	1 GAL	2' X 2'
H	HETEROMELES ARBUTIFOLIA / TOYON	5 GAL	8' X 8'
L	LAGERSTROEMIA INDICA 'RED CHICA' / RED CHICA CRAPE MYTRLE	5 GAL	5' X 4'
ff	LOROPETALUM CHINENSE 'SIZZLING PINK' / SIZZLING PINK FRINGE FLOWER	5 GAL	5' X 5'
	MAHONIA AQUIFOLIUM 'ORANGE FLAME' / ORANGE FLAME OREGON GRAPE	1 GAL	2' X 3'
	NANDINA DOMESTICA 'PLUM PASSION' / HEAVENLY BAMBOO	5 GAL	4' X 3'
	NANDINA DOMESTICA 'GULF STREAM' / HEAVENLY BAMBOO	5 GAL	3' X 3'
	NERIUM OLEANDER 'LITTLE RED' / DWARF OLEANDER	5 GAL	4' X 3'
	PHORMIUM 'MAORI SUNRISE' / MAORI SUNRISE FLAX	5 GAL	4' X 5'
	PHORMIUM 'YELLOW WAVE' / YELLOW WAVE FLAX	5 GAL	3' X 4'
	PHORMIUM TENAX 'JACK SPRATT' / JACK SPRATT FLAX	5 GAL	3' X 4'
	PITTOSPORUM TOBIRA 'CREAM DE MINT' / CREAM DE MINT DWARF MOCK-ORANGE	5 GAL	30" X 30"
P	PUNICA GRANATUM 'NANA' / DWARF POMEGRANATE	1 GAL	3' X 6'
	RHAPHIOLEPIS INDICA 'BALLERINA' / BALLERINA INDIAN HAWTHORN	5 GAL	2' X 4'
	RHAPHIOLEPIS INDICA 'SPRING RAPTURE' / INDICAN HAWTHORN	5 GAL	3' X 4'
r	ROSMARINUS OFFICINALIS 'BENENDEN BLUE' / BENENDEN BLUE ROSEMARY	1 GAL	3' X 4'
S	SARCOCOCCA RUSCIFOLIA / SWEET BOX	5 GAL	4' X 6'
	ORNAMENTAL GRASSES		
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL	3' X 4'
	JUNCUS PATENS / CALIFORNIA GRAY RUSH	1 GAL	2' X 2'
	JUNCUS PATENS 'CARMAN'S GRAY' / CALIFORNIA GRAY RUSH	1 GAL	2' X 2'
	HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS	1 GAL	2' X 3'
	MISCANTHUS SINENSIS 'ADAGIO' / ADAGIO MAIDEN GRASS	1 GAL	2' X 3'
	MISCANTHUS SINENSIS 'MORNING LIGHT' / MORNING LIGHT MAIDEN GRASS	1 GAL	5' X 2'
	MUHLENBERGIA RIGENS / DEER GRASS	1 GAL	4' X 4'
	NASSELLA TENUISSIMA / MEXICAN FEATHER GRASS	1 GAL	2' X 2'
	GROUNDCOVERS		
	GLECHOMA HEDERACEA / GROUND IVY	FLATS	3" X 12" O.C.
	HYPERICUM CALYCINUM / AARON'S BEARD	FLATS	12" X 18" O.C.
	LANTANA MONTEVIDENSIS 'LAVENDER SWIRL' / TRAILING LANTANA	1 GAL	2' X 36" O.C.
	MYOPORUM PARVIFOLIA / MYOPORUM	1 GAL	6" X 60" O.C.
	ROSA X 'NOALA' / FLOWER CARPET WHITE ROSE	1 GAL	2.5" X 36" O.C.
	TRACHELOSPERMUM ASIATICUM / ASIAN JASMINE	1 GAL	24" X 48" O.C.
	VINCA MINOR / DWARF PERIWINKLE	1 GAL	6" X 18" O.C.
	VINES		
▲	EVERGREEN CLEMATIS / CLEMATIS ARMANDII	1 GAL	
▲	MACFADYENA UNGUIS-CATI / CAT'S CLAW	1 GAL	
▲	VIOLET TRUMPET VINE / CLYTOSTOMA CALLISTEGIOIDES	1 GAL	

NOTE:
LANDSCAPE SHALL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM AND MAINTAINED BY THE PROPERTY OWNER.

DATE SIGNED:________
THESE DRAWINGS ARE NOT CONSIDERED FINAL UNTIL THE LANDSCAPE ARCHITECT'S SEAL BELOW HAS BEEN SIGNED AND DATED.

LICENSED LANDSCAPE ARCHITECT · CHERIE L. SULLIVAN · STATE OF CALIFORNIA · PRELIMINARY

DESIGNED BY LBC
DRAWN BY LBC
CHECKED BY CHS
SCALE AS SHOWN

NO.	DATE	REVISIONS	BY	APPD.

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CUNNINGHAM ENGINEERING

65TH STREET CENTER
PLANTING PLAN - EAST
LANDSCAPE CONCEPTUAL PLANS
CITY OF SACRAMENTO CALIFORNIA

SHEET L-4 OF 4

DATE: 03/05/08
JOB NO: 929.01

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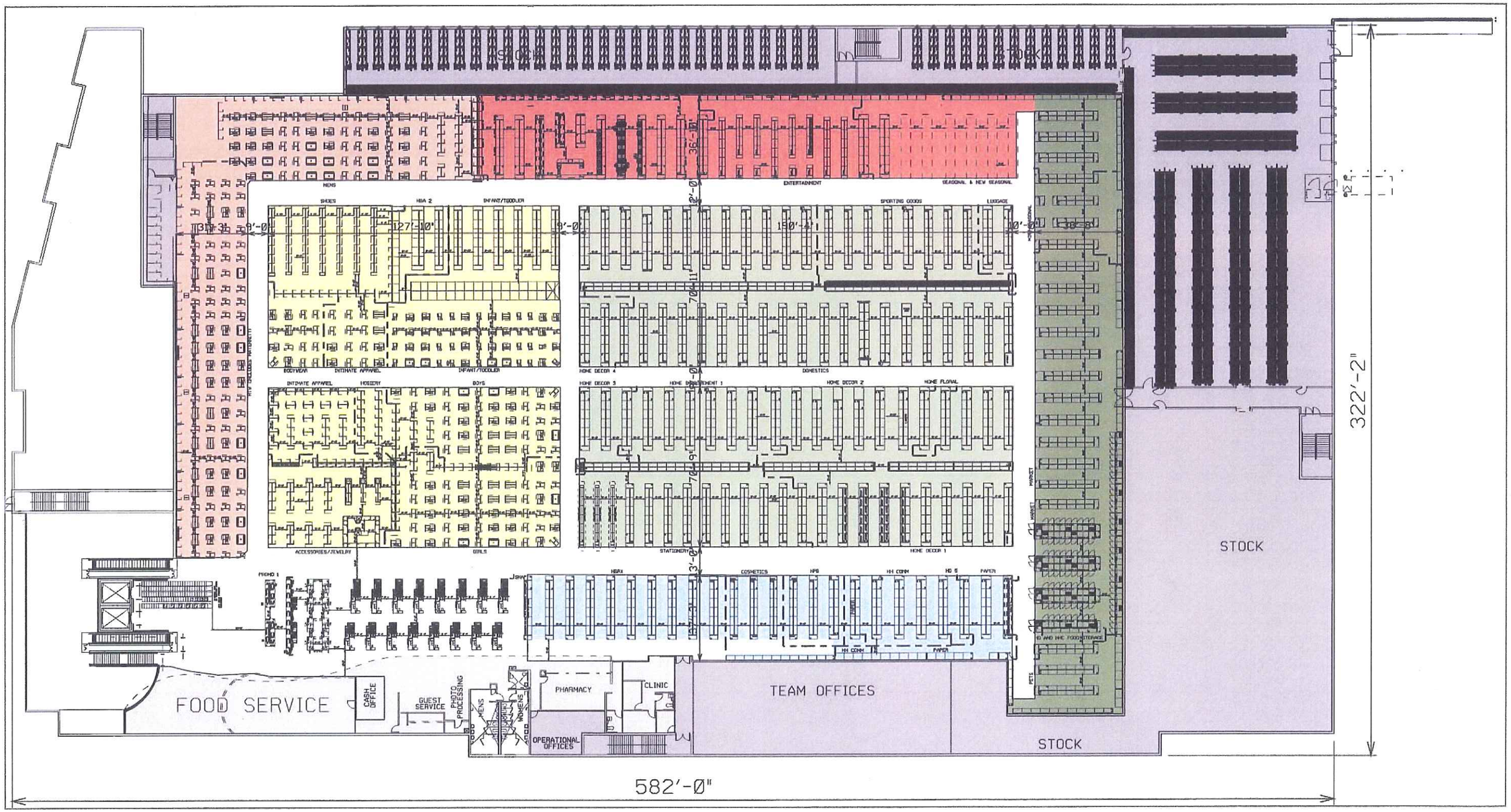
STORE PLAN



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FOOD SERVICE
CASH OFFICE
GUEST SERVICE
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WOMENS
PHARMACY
CLINIC
OPERATIONAL OFFICES
TEAM OFFICES
ENTERTAINMENT
SEASONAL & NEW SEASONAL
SPORTING GOODS
LUGGAGE
DOMESTICS
HOME DECOR 4
HOME DECOR 3
HOME DECOR 2
HOME FLORAL
HOME DECOR 1
COSMETICS
PAPER
MARKET
PETS
MENS
SHOES
HBA 2
INFANT/TODDLER
BODYWEAR
INTIMATE APPAREL
HOSIERY
BOYS
ACCESSORIES/JEWELRY
GIRLS
PROMO 1
127'-10"
150'-4"
322'-2"
582'-0"

65th Street Center
P07-063
Proposed Phasing of Work
27 May 2008

The 65th Street Center will consist of an elevated Target store, four neighborhood retail buildings and an office building.

Target Corp. is not a development firm per se and so are relying on third party developers to accomplish the construction of the 4th Ave Retail Buildings and the refurbishing of the existing office building. This presents complex coordination issues that are in process at this time.

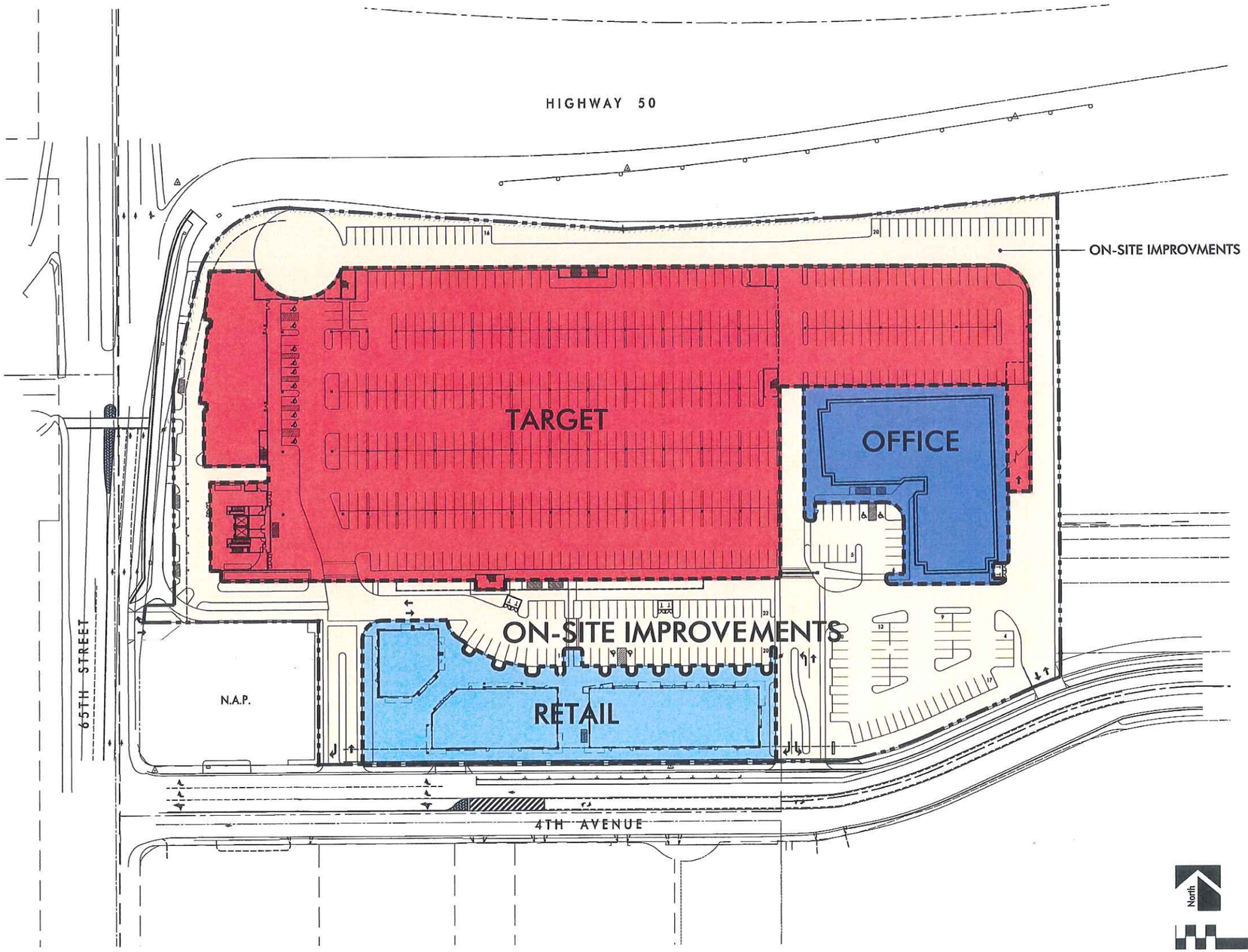
As part of this Entitlements request, the property is being subdivided into four parcels; one parcel for the Target store, one for Retail D along 65th Street, one parcel for all of the Retail A, B and C buildings along 4th Ave and another parcel for the existing, two-story building. Refer to the *Limit of Work* exhibit attached. The final sale and/or lease of parcels is dependent on the recordation of the Final Map.

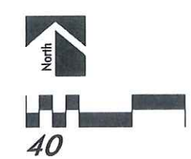
Target will sell the parcel for Retail Buildings A, B, C and will lease or sell the existing office building. Whether Target will sell, lease or retain the attached Retail D is yet to be determined and they will construct, at a minimum, a retail shell along with the Target store.

Target wishes to retain control over the appearance of the site and building elevations and therefore seeks the City's approval of the exterior design of the Retail Buildings as well as the landscape and hardscape design.

Target will be responsible for designing and constructing the on-site improvements for the entire site including providing the various utility lines stubbed to each of the retail shops and the office building. They will be requesting separate permits for the Target store, Retail D and the Site as indicated on the attached exhibit. The buyer/future developer will be responsible for preparing the architectural construction drawings, obtaining the building permit, and constructing the 4th Ave Retail Buildings and the associated landscape and hardscape. The future buyer/lessor of the Office Building will also be solely responsible for its refurbishing and leasing.

Target desires to have all construction on the site be completed at or near the time the Target store and Retail D are completed. There may be some lag time however due to the logistics mentioned.





ALL BUILDINGS, IMPROVEMENTS, THEIR OCCUPANTS AND THE USES AS SHOWN ON THIS PLAN ARE PRELIMINARY AND SUBJECT TO MODIFICATION AT THE OWNER'S DISCRETION WITHOUT NOTICE.

THIS PRELIMINARY SITE PLAN IS BASED ON INFORMATION FURNISHED TO NADEL RETAIL ARCHITECTS LLP AND IS SUBJECT TO VERIFICATION BY LEGALS, SURVEYS AND GOVERNING AGENCIES ETC. THIS EXHIBIT IS NOT NECESSARILY A REPRESENTATION AS TO IDENTITY, TYPE, SIZE, LOCATION, TIMING OR OCCUPANCY OF ANY BUILDING WITHIN THIS CENTER.

STREET LEVEL PLAN

LIMIT OF WORK BETWEEN BUILDING & ON-SITE IMPROVEMENT

2/28/2008

NADEL JOB#: 07044

65TH STREET CENTER
SACRAMENTO, CALIFORNIA

TARGET

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NADEL RETAIL

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