

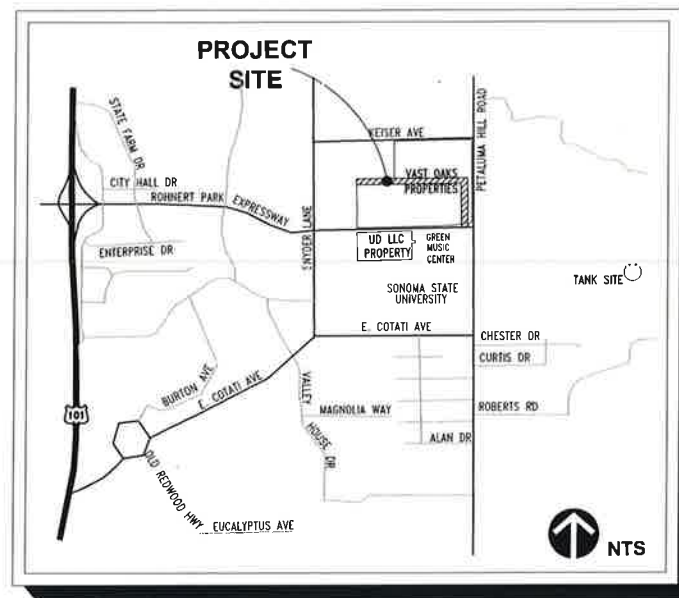
LANDSCAPE IMPROVEMENT PLANS FOR:

HINEBAUGH CREEK CLASS I BIKE TRAIL

1st LAND DEVELOPMENT PHASE -
VAST OAK AT UNIVERSITY DISTRICT

ROHNERT PARK, CALIFORNIA
JANUARY 25, 2016

VICINITY MAP



SITE MAP

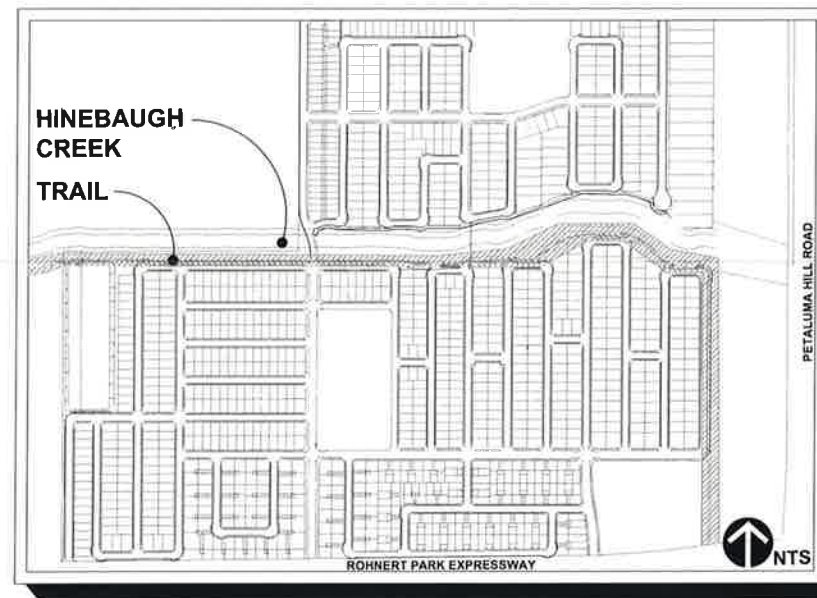


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Brookfield
Residential

Development Area Plan

Vast Oak at University District
HINEBAUGH CREEK BIKE TRAIL
Rohnert Park, California

Landscape Cover Sheet

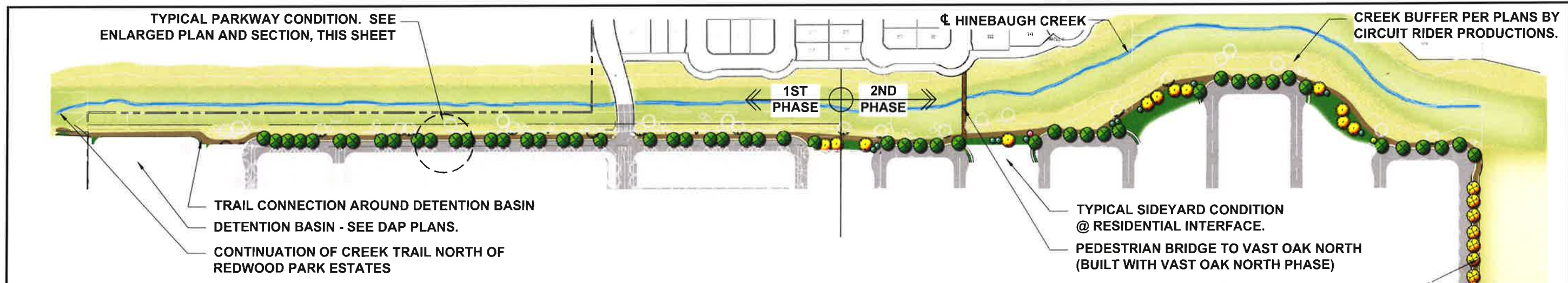
vanderToolen Associates
www.vanderToolen.com
Araje Hinebaugh Creek
0555 Eucalyptus Way
Suite 200
Rohnert Park, CA 94926
Tel: 707.224.2200 Fax: 707.224.8100

Scale: Not Applicable

JANUARY 25, 2016

L-1.0

Project No. 97711



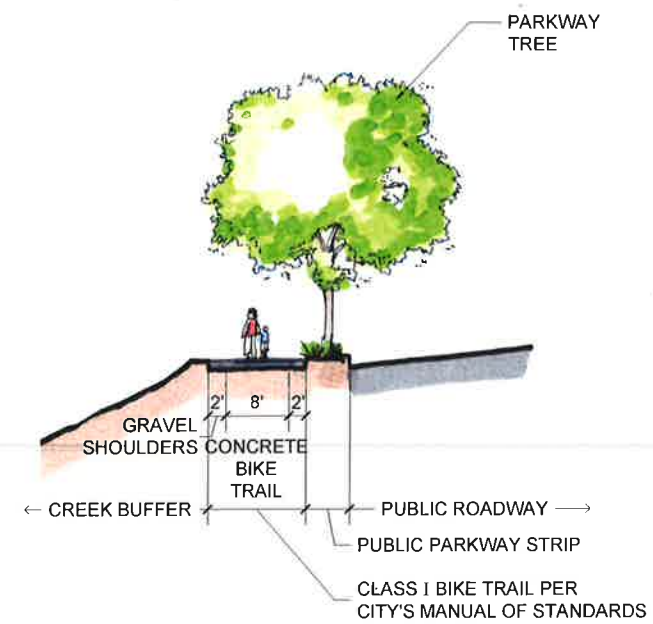
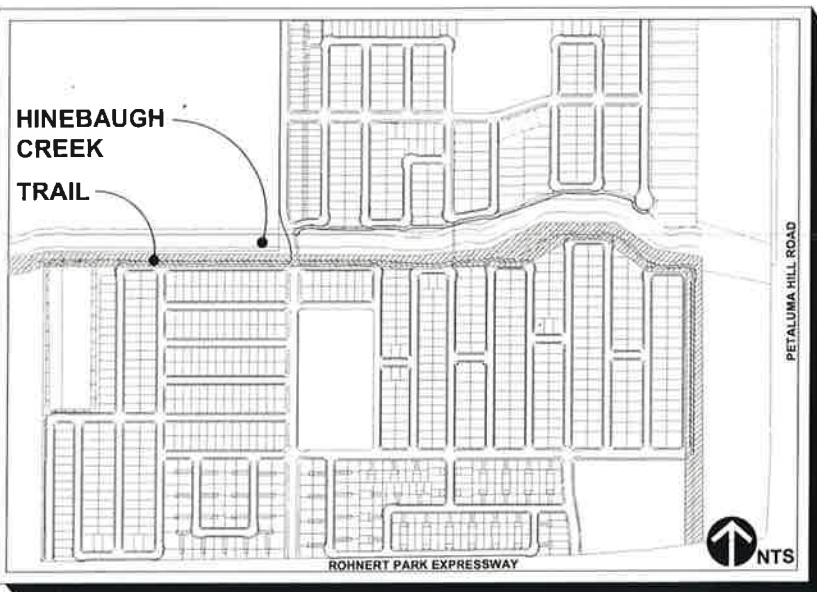
HINEBAUGH CREEK BIKE TRAIL

SCALE: 1"=120'-0"

- 1. AREAS ARE TO BE DEDICATED TO THE CITY AND MAINTAINED BY THE UNIVERSITY DISTRICT ASSOCIATION UNDER A LONG TERM ENCROACHMENT AGREEMENT.
- 2. ALL BIKE TRAILS ARE OWNED BY THE CITY BUT FUNDED AND MAINTAINED BY THE UNIVERSITY DISTRICT ASSOCIATION.

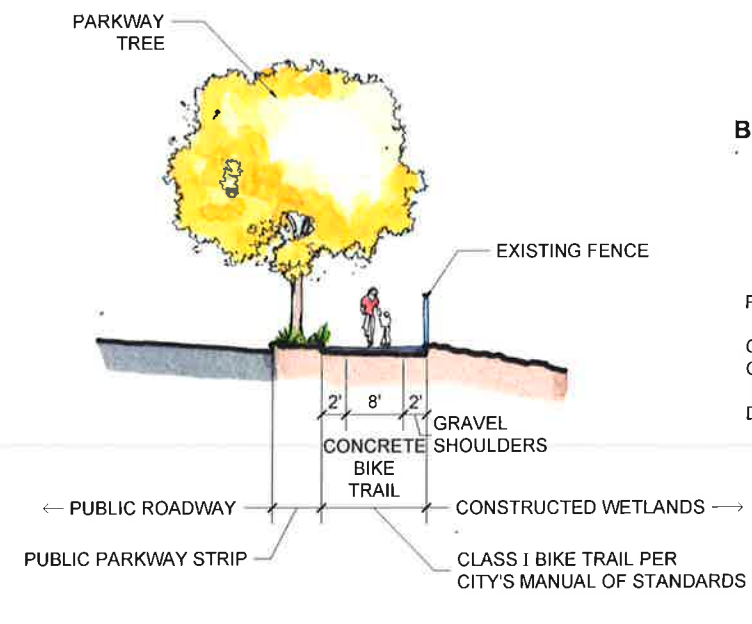
TREE NOTE
THE LOCATION AND QUANTITY OF TREES IS SUBJECT TO CHANGE BASED ON UTILITY COMPOSITION.

IRRIGATION DESIGN
1. PARKWAY LANDSCAPING & ALL AREAS MAINTAINED BY UDLLC HOA SHALL UTILIZE RECYCLED WATER FROM A COMMON HOA SYSTEM.



TYPICAL PARKWAY CONDITION

DRAWING NOT TO SCALE



TYPICAL PARKWAY CONDITION ADJACENT TO WETLANDS

DRAWING NOT TO SCALE

TYPICAL PARKWAY CONDITION ADJACENT TO WETLANDS. SEE SECTION, THIS SHEET.

CONSTRUCTED WETLANDS
BIKE TRAIL TIES TO BIKE LANE IN STREET
PEDESTRIAN ONLY CONNECTION TO ROHNERT PARK EXPRESSWAY

FINAL CONSIDERATION TO MAKE THE TRAIL LOCATED EAST OF THE COMMERCIAL CENTER A PEDESTRIAN ONLY TRAIL WILL BE DETERMINED AS PART OF THE COMMERCIAL CENTER DEVELOPMENT AREA PLAN PROCESS.

COMMERCIAL CENTER

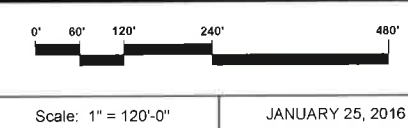
ROHNERT PARK EXPRESSWAY



Development Area Plan

Vast Oak at University District
HINEBAUGH CREEK BIKE TRAIL
Rohnert Park, California

Landscape Master Plan



L-1.1
NORTH
Project No. 97711

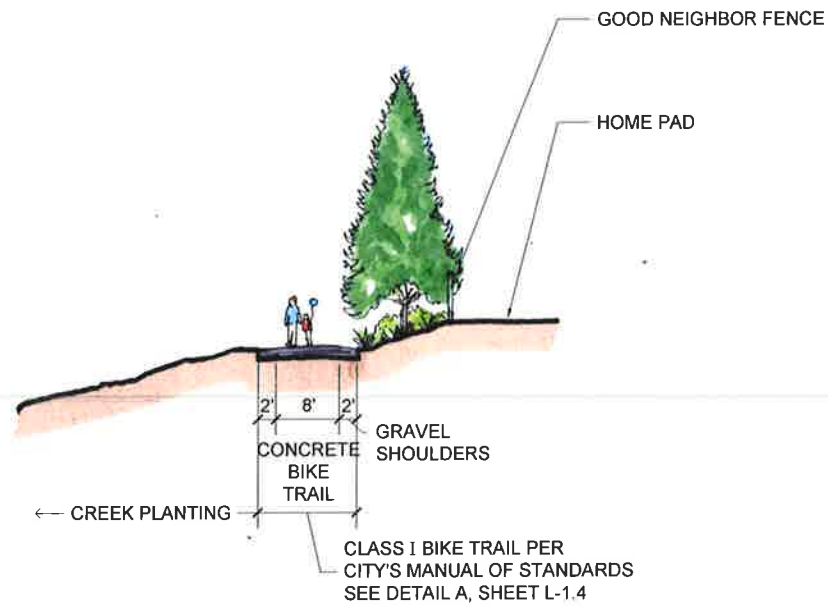
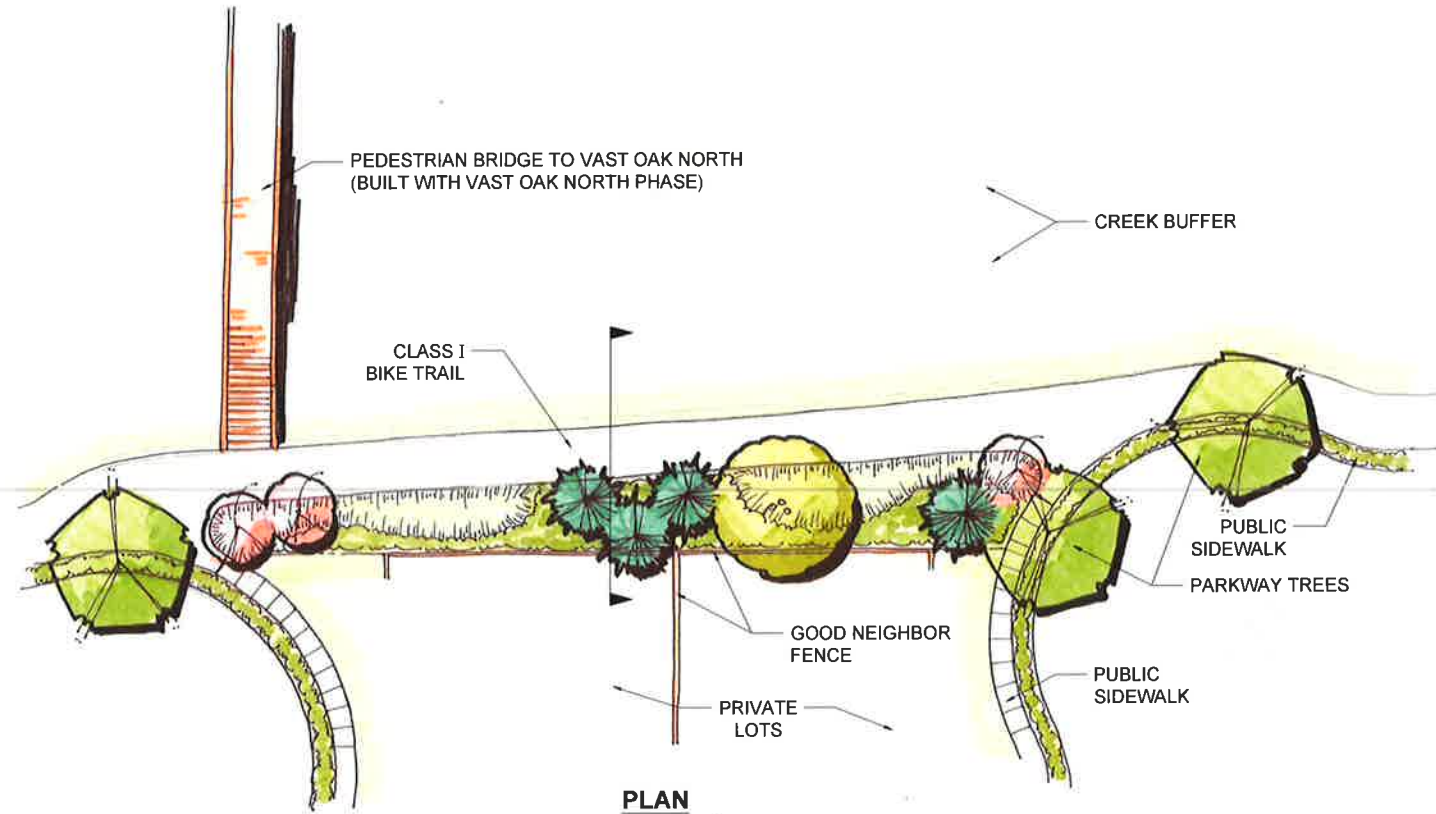
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PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	MIN. SIZE
TREES				
STREET TREES				
	SEQUIOIA SEMPERVIRENS 'APTOS BLUE'	APTOS BLUE CALIFORNIA REDWOOD	HIGH	24" BOX
	OLEA EUROPA 'SWAN HILL'	FRUITLESS OLIVE	VERY LOW	15 GAL
	PISTACIA CHINENSIS	CHINISF PISTACHE	LOW	15 GAL
	PRUNUS C. 'KRAUTER VESUVIUS'	PURPLE LEAF PLUM	LOW	15 GAL
	QUERCUS AGRIFOLIA	CALIFORNIA LIVE OAK	VERY LOW	24" BOX
N/S STREET TREE SEE DAP PLANS				
FRONT & SIDE YARD PLANTING				
LARGE SHRUBS				
	DODONAEA VISCOOSA	PURPLE HOPSEED BUSH	LOW	5 GAL
	FEIJOA SELLOWIANA	PINEAPPLE GUAVA	LOW	5 GAL
	MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	LOW	5 GAL
	PHOTINIA FRASERI	PHOTINIA	MODERATE	5 GAL
	PRUNUS CAROLINIANA	CAROLINA CHERRY	LOW	5 GAL
MEDIUM SHRUBS				
	ABELIA 'EDWARD GOUCHER'	DWARF ABELIA	MODERATE	5 GAL
	CISTUS SPP.	ROCKROSE	LOW	1 GAL
	COLEONEMA SPP.	BREATH OF HEAVEN	MODERATE	5 GAL
	LEONOTIS LEONURUS	LION'S TAIL	LOW	1 GAL
	LOROPETALUM 'RAZZLEBERRY'	FRINGE FLOWER	LOW	5 GAL
	NANDINA DOMESTICA	HEAVENLY BAMBOO	LOW	5 GAL
	OSMANTHUS FRAGRANS	SWEET OLIVE	MODERATE	5 GAL
	PENSTEMON SPP.	GARDEN PENSTEMON	MODERATE	1 GAL
	PHORMIUM SPP.	NEW ZEALAND FLAX	LOW	5 GAL
	PITOSPORUM SPP.	TOBIRA	LOW	5 GAL
	ROSA SPP.	ROSE	MODERATE	2 GAL
	SALVIA SPP.	ORNAMENTAL SAGE	MODERATE	1 GAL
	VIBURNUM SPP.	VIBURNUM	MODERATE	5 GAL
	WESTRIGIA FRUTICOSA	COAST ROSEMARY	LOW	5 GAL
	XYLOSMA C. 'COMPACTA'	DWARF XYLOSMA	LOW	5 GAL
SMALL SHRUBS				
	ANIGOZANTHOS SPP.	KANGAROO PAW	LOW	1 GAL
	CORREA SPP.	AUSTRALIA FUCHSIA	LOW	1 GAL
	DIETES BICOLOR	FORTNIGHT LILY	LOW	1 GAL
	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	LOW	1 GAL
	ESCALONIA 'COMPACTA'	DWARF ESCALONIA	MODERATE	1 GAL
	GAURA LINDHEIMERI	GAURA	MODERATE	1 GAL
	HEMEROCALLIS SPP.	EVERGREEN DAYLILY	MODERATE	1 GAL
	HEUCHERA SPP.	CORAL BELLS	MODERATE	1 GAL
	KNIPHOFIA UVARIA	RED HOT POKER	MODERATE	1 GAL
	SOLLYA HETEROPHYLLA	AUSTRALIAN BLUEBELL	LOW	1 GAL
GRASSES				
	CALAMAGROSTIS 'KARL FOERSTER'	FEATHER REED GRASS	LOW	1 GAL
	FESTUCA MAIREI	ATLAS FESCUE	LOW	1 GAL
	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	LOW	1 GAL
	LEYMUS 'CANYON PRINCE'	BLUE WILD RYE	VERY LOW	1 GAL
	MUHLENBERGIA RIGENS	DEER GRASS	LOW	1 GAL
PARKWAY PLANTING				
	ARCTOSTAPHYLOS 'EMERALD CARPET'	MANZANITA	VERY LOW	1 GAL
	COTONEASTER 'LOWFAST'	PROSTRATE BEARBERRY	LOW	1 GAL
	FESTUCA MAIREI	ATLAS FESCUE	LOW	1 GAL
	GAZANIA SPP.	CAPE DAISY	LOW	1 GAL
	HELIANTHEMUM NUMMULARIUM	SUNROSE	LOW	1 GAL
	JUNIPERUS SPP.	PROSTRATE JUNIPER	LOW	1 GAL
VINES				
	FICUS PUMILA	CREeping FIG	MODERATE	5 GAL
	PARTHENOCCISSUS TRICUSPIDATA	BOSTON IVY	MODERATE	5 GAL

TREE NOTE

THE LOCATION AND QUANTITY OF TREES IS SUBJECT TO CHANGE BASED ON UTILITY COMPOSITION.



TYPICAL SIDEYARD CONDITION @ RESIDENTIAL INTERFACE

DRAWING NOT TO SCALE

Brookfield Residential

Development Area Plan

Vast Oak at University District
HINEBAUGH CREEK BIKE TRAIL
 Rohnert Park, California

Landscape Design

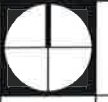


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 707.224.4299



Scale: 1" = 20'-0"

JANUARY 25, 2016



NORTH

L-1.2

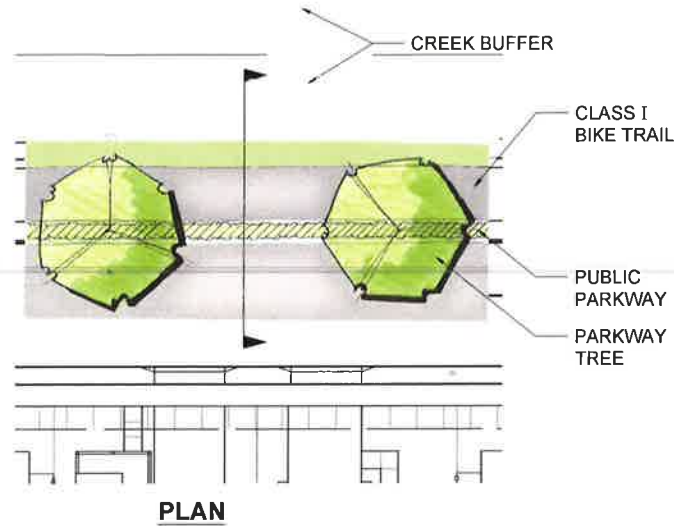
Project No. 07711

PLANT PALETTE

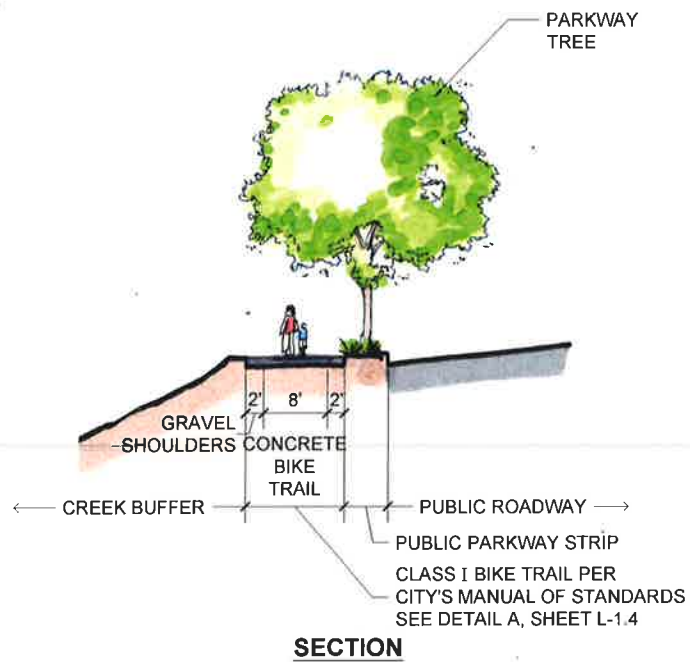
SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	MIN. SIZE
TREES				
STREET TREES				
	SEQUOIA SEMPERVIRENS 'APTOS BLUE'	APTOS BLUE CALIFORNIA REDWOOD	HIGH	24" BOX
	OLEA EUROPA 'SWAN HILL'	FRUITLESS OLIVE	VERY LOW	15 GAL
	PISTACIA CHINENSIS	CHINESE PISTACHE	LOW	18 GAL
	PRUNUS C. 'KRAUTER VESUVIUS'	PURPLE LEAF PLUM	LOW	15 GAL
	QUERCUS AGRIFOLIA	CALIFORNIA LIVE OAK	VERY LOW	24" BOX
NIS STREET TREE SEE DAP PLANS				
FRONT & SIDE YARD PLANTING				
LARGE SHRUBS				
	DODONAEA VISCOSA	PURPLE HOPSEED BUSH	LOW	5 GAL
	FEIJOA SELLOWIANA	PINEAPPLE GUAVA	LOW	5 GAL
	MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	LOW	5 GAL
	PHOTINIA FRASERI	PHOTINIA	MODERATE	5 GAL
	PRUNUS CAROLINIANA	CAROLINA CHERRY	LOW	5 GAL
MEDIUM SHRUBS				
	ABELIA 'EDWARD GOUCHER'	DWARF ABELIA	MODERATE	5 GAL
	CISTUS SPP.	ROCKROSE	LOW	1 GAL
	COLEONEMA SPP.	BREATH OF HEAVEN	MODERATE	5 GAL
	LEONOTIS LEONURUS	LION'S TAIL	LOW	1 GAL
	LOROPETALUM 'RAZZLEBERRY'	FRINGE FLOWER	LOW	5 GAL
	NANDINA DOMESTICA	HEAVENLY BAMBOO	LOW	5 GAL
	OSMANTHUS FRAGRANS	SWEET OLIVE	MODERATE	5 GAL
	PENSTEMON SPP.	GARDEN PENSTEMON	MODERATE	1 GAL
	PHORMIUM SPP.	NEW ZEALAND FLAX	LOW	5 GAL
	PITTOSPORUM SPP.	TOBIRA	LOW	5 GAL
	ROSA SPP.	ROSE	MODERATE	2 GAL
	SALVIA SPP.	ORNAMENTAL SAGE	MODERATE	1 GAL
	VIBURNUM SPP.	VIBURNUM	MODERATE	5 GAL
	WESTRINGIA FRUTICOSA	COAST ROSEMARY	LOW	5 GAL
	XYLOSMA C. 'COMPACTA'	DWARF XYLOSMA	LOW	5 GAL
SMALL SHRUBS				
	ANIGOZANTHOS SPP.	KANGAROO PAW	LOW	1 GAL
	CORREA SPP.	AUSTRALIA FUCHSIA	LOW	1 GAL
	DIETES BICOLOR	FORTNIGHT LILY	LOW	1 GAL
	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	LOW	1 GAL
	ESCALONIA 'COMPACTA'	DWARF ESCALONIA	MODERATE	1 GAL
	GAURA LINDHEIMERI	GAURA	MODERATE	1 GAL
	HEMEROCALLIS SPP.	EVERGREEN DAYLILY	MODERATE	1 GAL
	HEUCHERA SPP.	CORAL BELLS	MODERATE	1 GAL
	KNIPHOFIA UVULARIA	RED HOT POKER	MODERATE	1 GAL
	SOLLYA HETEROPHYLLA	AUSTRALIAN BLUEBELL	LOW	1 GAL
GRASSES				
	CALAMAGROSTIS 'KARL FOERSTER'	FEATHER REED GRASS	LOW	1 GAL
	FESTUCA MAIREI	ATLAS FESCUE	LOW	1 GAL
	HELICOTRICHON SEMPERVIRENS	BLUE OAT GRASS	LOW	1 GAL
	LEYMUS 'CANYON PRINCE'	BLUE WILD RYE	VERY LOW	1 GAL
	MUHLENBERGIA RIGENS	DEER GRASS	LOW	1 GAL
PARKWAY PLANTING				
	ARCTOSTAPHYLOS 'EMERALD CARPET'	MANZANITA	VERY LOW	1 GAL
	COTONEASTER 'LOWFAST'	PROSTRATE BEARBERRY	LOW	1 GAL
	FESTUCA MAIREI	ATLAS FESCUE	LOW	1 GAL
	GAZANIA SPP.	CAPE DAISY	LOW	1 GAL
	HELIANTHEMUM NUMMULARIUM	SUNROSE	LOW	1 GAL
	JUNIPERUS SPP.	PROSTRATE JUNIPER	LOW	1 GAL
VINES				
	FICUS PUMILA	CREeping FIG	MODERATE	5 GAL
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TREE NOTE

THE LOCATION AND QUANTITY OF TREES IS SUBJECT TO CHANGE BASED ON UTILITY COMPOSITION.



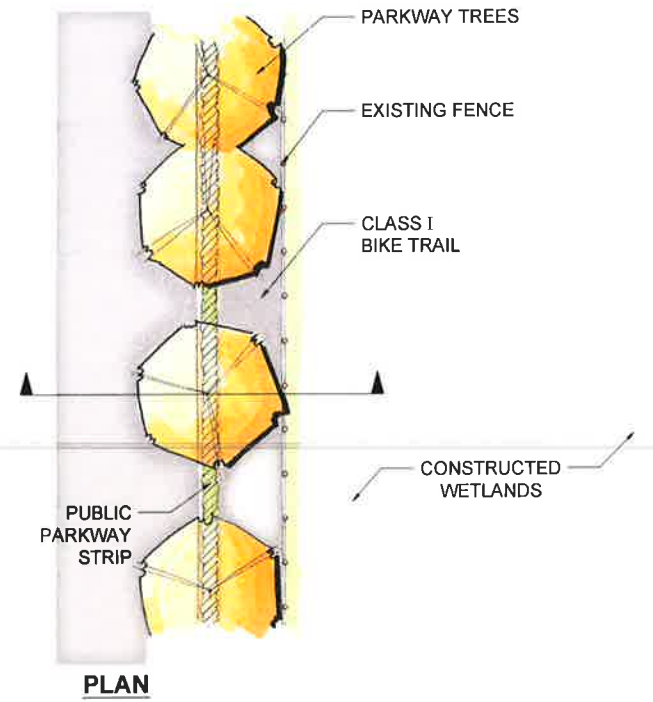
PLAN



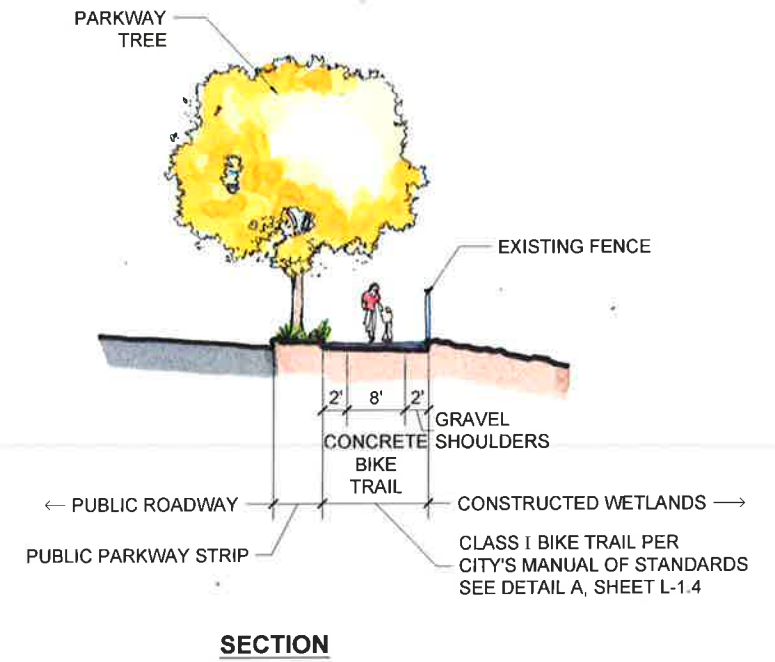
SECTION

TYPICAL PARKWAY CONDITION

DRAWING NOT TO SCALE



PLAN



SECTION

TYPICAL PARKWAY CONDITION ADJACENT TO WETLANDS

DRAWING NOT TO SCALE

Brookfield Residential

Development Area Plan

Vast Oak at University District
HINEBAUGH CREEK BIKE TRAIL
 Rohnert Park, California

Landscape Design



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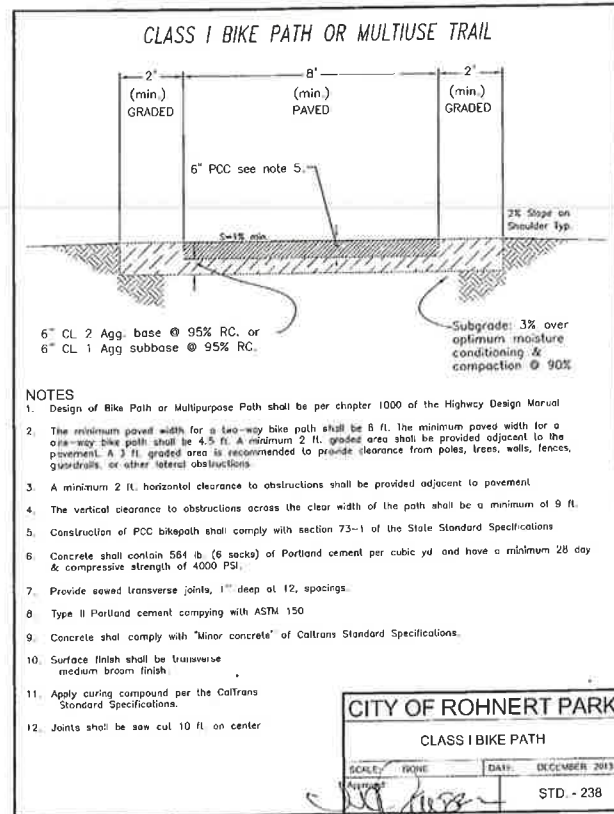
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JANUARY 25, 2016

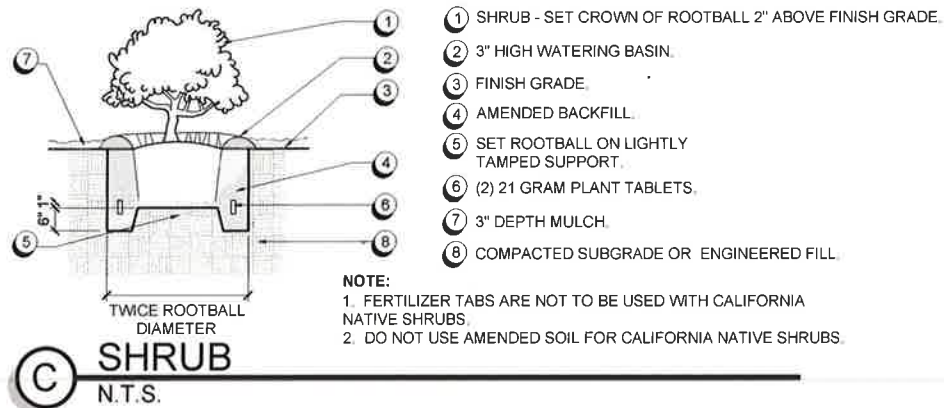
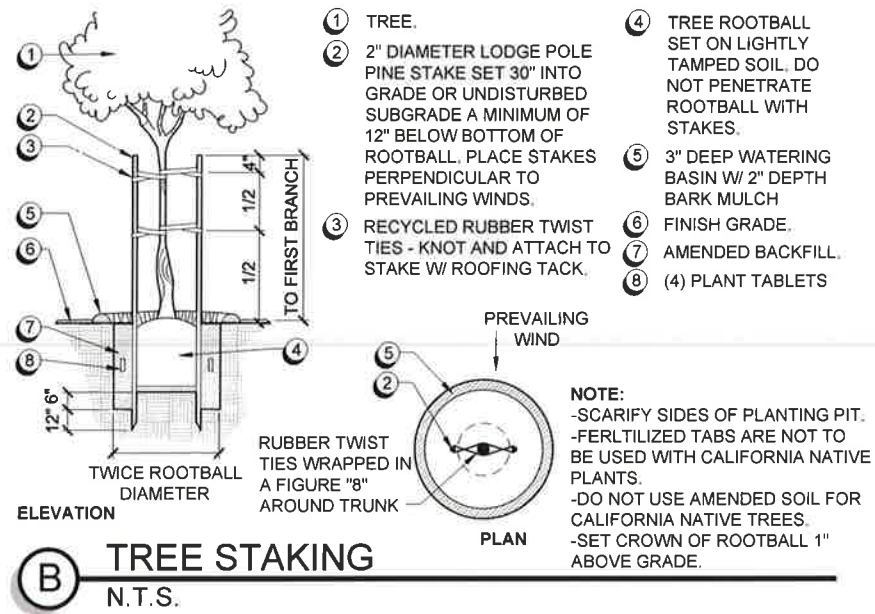


L-1.3

Project No. 97/11



A CLASS I BIKE PATH OR MULTI-USE TRAIL
SCALE: NTS



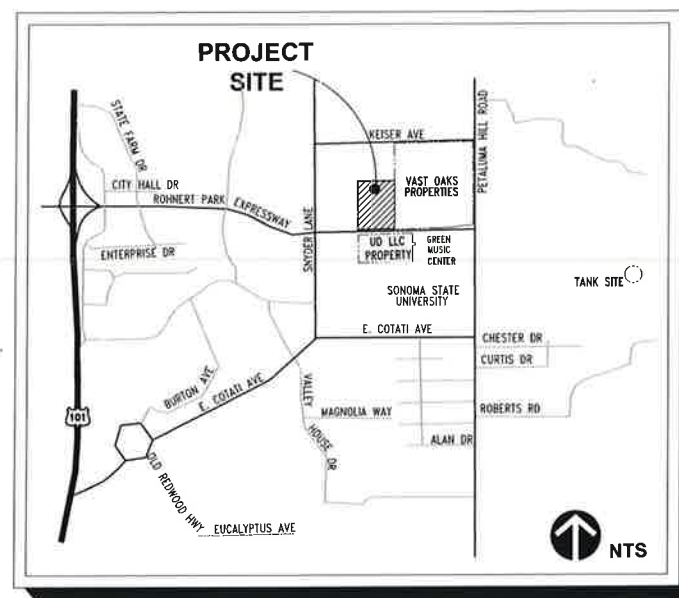
LANDSCAPE IMPROVEMENT PLANS FOR:

WEST DETENTION BASIN

1st LAND DEVELOPMENT PHASE -
VAST OAK AT UNIVERSITY DISTRICT

ROHNERT PARK, CALIFORNIA
JANUARY 25, 2016

VICINITY MAP



SITE MAP

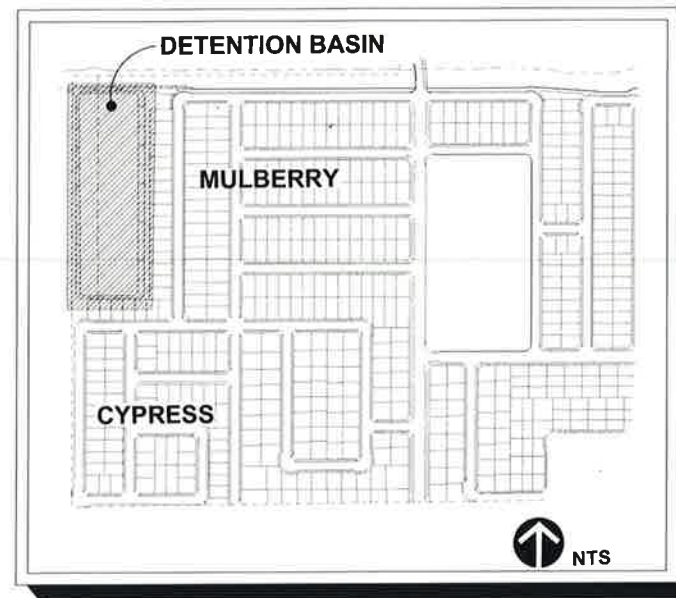


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COVER SHEET	L-1.0
LANDSCAPE MASTER PLAN	L-1.1
LANDSCAPE DETAILS	L-1.2

Brookfield
Residential

Development Area Plan

Vast Oak at University District
WEST DETENTION BASIN
Rohnert Park, California

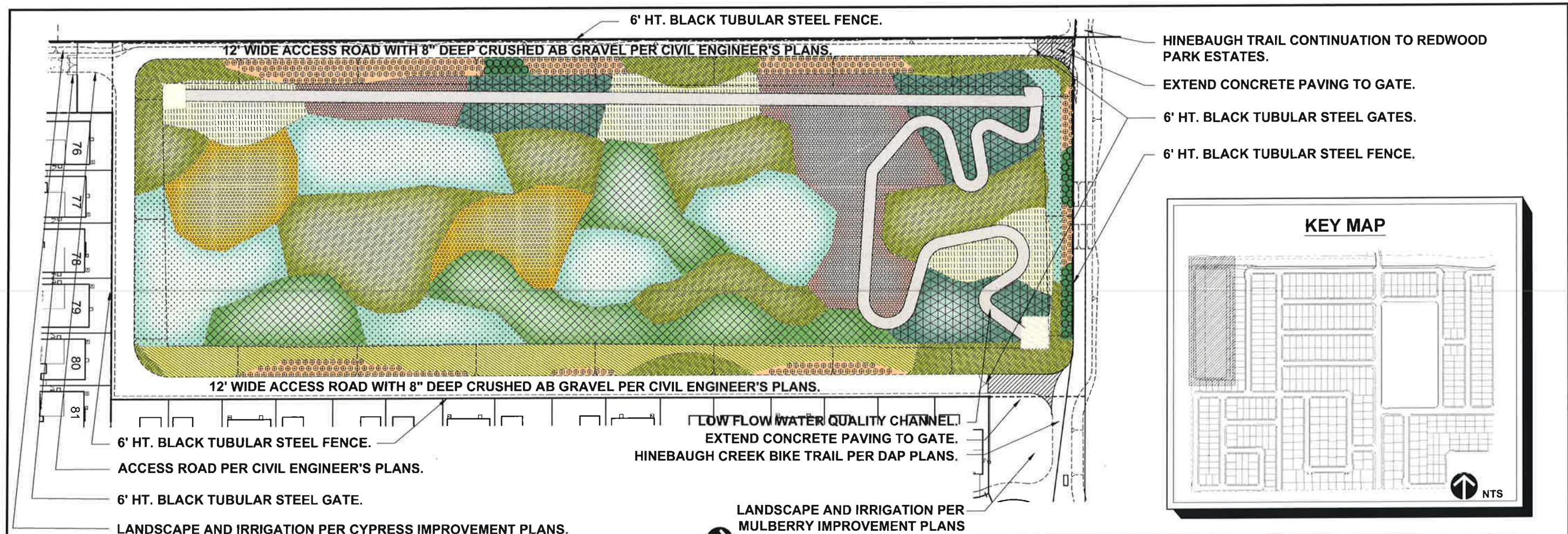
Landscape Cover Sheet

vanderToolen Associates
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Project: Westwood Creek
Scale: 1/8" = 1'-0"
Date: 01/25/16
Author: [Name]
Check: [Name]

JANUARY 25, 2016

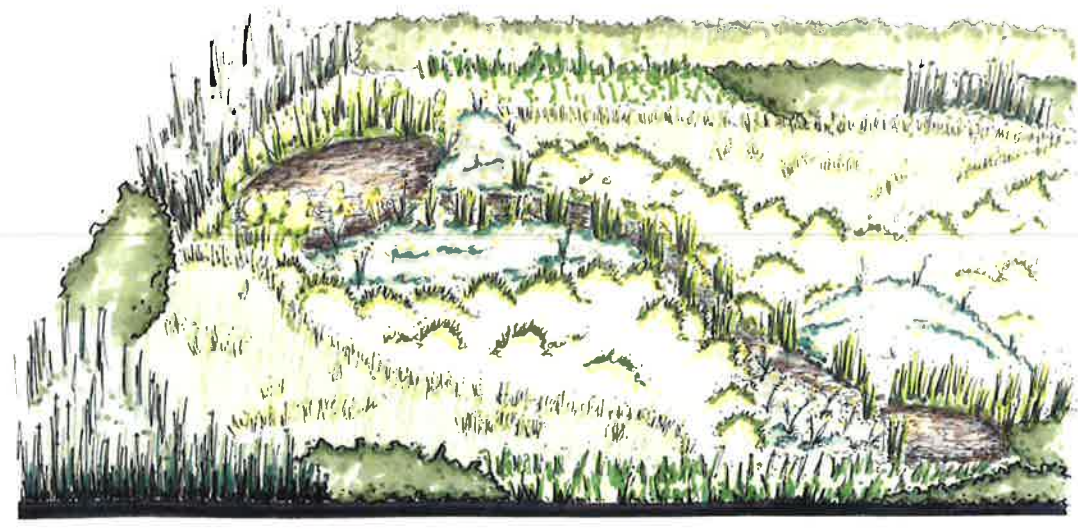
L-1.0

Project No. 07711



BASIN PLAN

Scale: 1" = 40'-0"



BASIN PERSPECTIVE - DRAWING NOT TO SCALE

IRRIGATION DESIGN
 1. TEMPORARY ABOVE GROUND IRRIGATION WITH POTABLE WATER SHALL BE PROVIDED FOR PLANT ESTABLISHMENT.

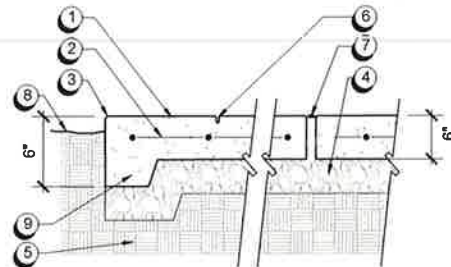
PLANT PALETTE

* PLANT MATERIALS PURSUANT TO THE NCRWQCB PLANT PALETTE.

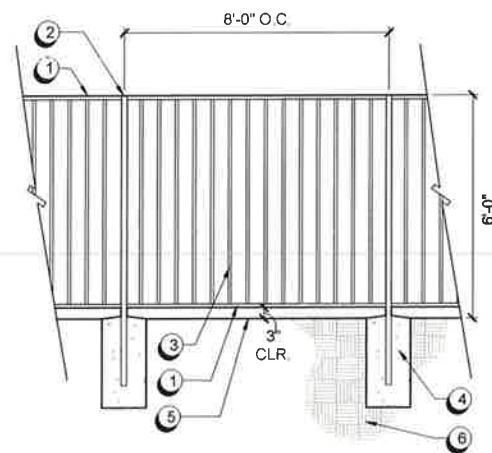
SYMBOL	BOTANICAL NAME	COMMON NAME	SPACING	CONTAINER SIZE
	DESCHAMPSIA CESPITOSA	HAIR GRASS PURPLE	3' O.C.	PLUGS
	NASSELLA PULCHRUM	NEEDLE GRASS	2' O.C.	PLUGS
	RHAMNUS CALIFORNICA	COFFEEBERRY WILD	6' O.C.	ROSE POTS
	ROSA CALIFORNICA	ROSE	6' O.C.	ROSE POTS
	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	2' O.C.	PLUGS
	LEYMUS TRITICOIDES	WILD RYE	3' O.C.	PLUGS
	BROMUS CARINATUS	CALIFORNIA BROME	2' O.C.	PLUGS
	SISYRINCHIUM BELLUM	BLUE-EYED GRASS	1' O.C.	PLUGS
	HORDEUM BRACHYANTHERUM	BARLEY		HYDROSEED 100%
	SEED MIX OF: BROMUS CARINATUS SISYRINCHIUM BELLUM TRIFOLIUM WILDENOVII VULPIA MICROSTACHYS	CALIFORNIA BROME BUTTERCUP BLUE-EYED GRASS TOMCAT CLOVER THREE-WEEK FESCUE		HYDROSEED 30% 30% 30% 10%

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- ① CONCRETE (MIN. 25% FLY ASH) PAVING.
- ② REINFORCING PER GEOTECH REPORT.
- ③ 1/2" TOOLED RADIUS
- ④ COMPACTED CLASS II AGGREGATE BASE, 100% RECYCLED RECLAIMED ASPHALT, CONCRETE OR GLASS. COMPACTION AND THICKNESS PER SOILS REPORT RECOMMENDATIONS
- ⑤ COMPACTED SUBGRADE OR ENGINEERED FILL.
- ⑥ 1/4" WIDE X 3/4" DEEP TOOLED CONTROL JOINT (SEE PLANS).
- ⑦ 3/8" WIDE FIBER FILLED EXPANSION JOINT - W/ POLYSULFIDE SEALANT. SEALANT COLOR TO MATCH ADJACENT PAVING. SEE PLAN FOR LOCATION.
- ⑧ FINISH GRADE. 1" BELOW TOP OF PAVING FOR TURF AND 2" BELOW TOP OF PAVING FOR PLANTING AREA.
- ⑨ THICKENED EDGE AT PLANTING AREA WHERE REQUIRED.



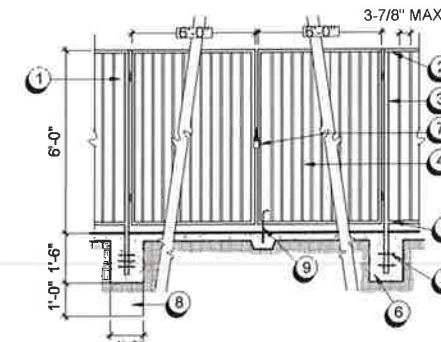
A FLY ASH CONCRETE PAVING
SCALE: 1-1/2" = 1'-0" FOR PAVING EXTENSION AT GATES



- ① 1" x 1-1/2" TUBULAR STEEL TOP, BOTTOM AND MID RAILS.
- ② 1-1/2" SQUARE TUBULAR STEEL POSTS SET IN CONCRETE FOOTING.
- ③ 5/8" TUBULAR STEEL PICKETS.
- ④ CONCRETE FOOTING PER STRUCTURAL ENGINEER.
- ⑤ FINISH GRADE
- ⑥ COMPACTED SUBGRADE

NOTE:
1. FOR REFERENCE ONLY. REFER TO CIVIL ENGINEER'S PLANS FOR SPECIFICATION AND DETAIL OR CITY'S MANUAL OF STANDARDS.

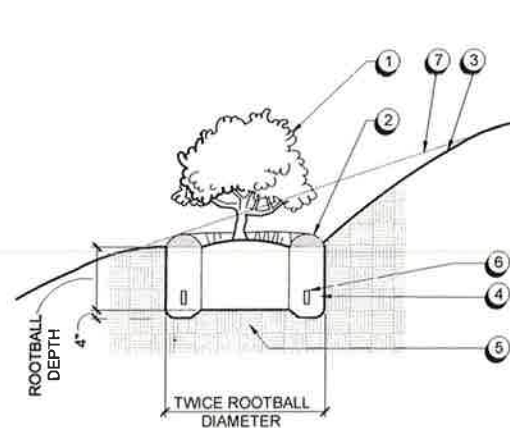
B 6' HIGH TUBE STEEL FENCE
SCALE: 1/2" = 1'-0"



- ① 5/8" TUBE STEEL PICKETS
- ② 1" X 1 1/2" TURF STIFF TOP AND BOTTOM RAILS
- ③ 1 1/2" SQ. TUBE STEEL POST AT 6' O.C. MAXIMUM
- ④ 5/8" TUBE STEEL CROSS MEMBERS
- ⑤ WELD 4" X 4" X 3/8" STEEL PLATES TO BOTTOM OF POSTS
- ⑥ CONCRETE FOOTING
- ⑦ DOUBLE PADLOCK FLANGES TO THE OUTSIDE.
- ⑧ EXTENDED FOOTING AT FENCE CORNERS
- ⑨ CANE BOLT AND SLEEVE IN GROUND.

NOTE:
1. FOR REFERENCE ONLY. REFER TO CIVIL ENGINEER'S PLANS FOR SPECIFICATION AND DETAIL OR CITY'S MANUAL OF STANDARDS.

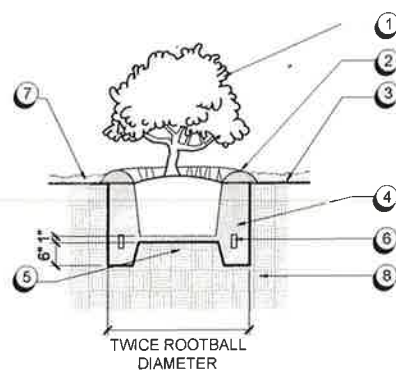
C TUBE STEEL VEHICULAR ACCESS GATES
SCALE: 3/8" = 1'-0"



- ① SET SHRUB CROWN 1" ABOVE FINISH GRADE.
- ② 2" DEEP BASIN WITH BARK MULCH (2" DEPTH).
- ③ FINISHED GRADE.
- ④ AMMENDED BACKFILL.
- ⑤ SET ROOTBALL ON UNDISTURBED SOIL.
- ⑥ PLANT TABLETS.
- ⑦ NATURAL OR GRADED SLOPE NOT EXCEEDING 2:1 OR PER SOILS REPORT.

NOTE:
-SCARIFY SIDES OF PLANTING PIT.
-FERTILIZED TABS ARE NOT TO BE USE WITH CALIFORNIA NATIVE PLANTS.
-DO NOT USE AMENDED SOIL FOR CALIFORNIA NATIVE SHRUBS.

D SHRUB - ON SLOPE
N.T.S.



- ① SHRUB - SET CROWN OF ROOTBALL 2" ABOVE FINISH GRADE.
- ② 3" HIGH WATERING BASIN.
- ③ FINISH GRADE.
- ④ AMENDED BACKFILL.
- ⑤ SET ROOTBALL ON LIGHTLY TAMPED SUPPORT.
- ⑥ PLANT TABLETS.
- ⑦ 3" DEPTH MULCH.
- ⑧ COMPACTED SUBGRADE OR ENGINEERED FILL.

NOTE:
1. FERTILIZER TABS ARE NOT TO BE USED WITH CALIFORNIA NATIVE SHRUBS.
2. DO NOT USE AMENDED SOIL FOR CALIFORNIA NATIVE SHRUBS.

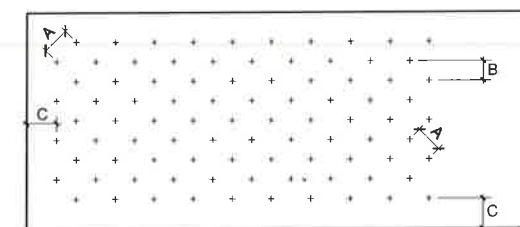
E SHRUB
N.T.S.

PLANT SPACING SCHEDULE:

A = TRIANGULAR SPACING	B = ROW SPACING*	C = PERIMETER SET-BACK
6"	5"±	4"
12"	10 1/2"±	10"
18"	16"±	12"
24"	21"±	18"
36"	31"±	24"

* 0.866 X A

PLANTING GRID:



F GROUND COVER SPACING CHART
N.T.S.

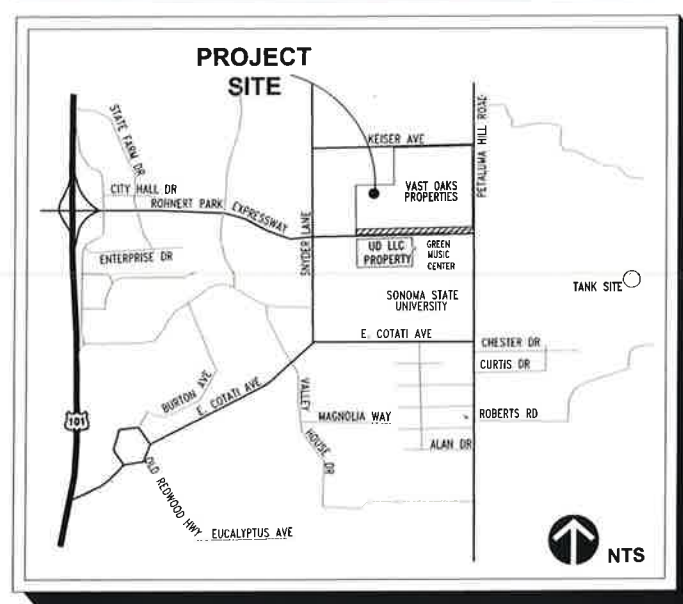
LANDSCAPE PLANS FOR:

ROHNERT PARK EXPRESSWAY

1st LAND DEVELOPMENT PHASE -
VAST OAK AT UNIVERSITY DISTRICT

ROHNERT PARK, CALIFORNIA
JANUARY 25, 2016

VICINITY MAP



SITE MAP

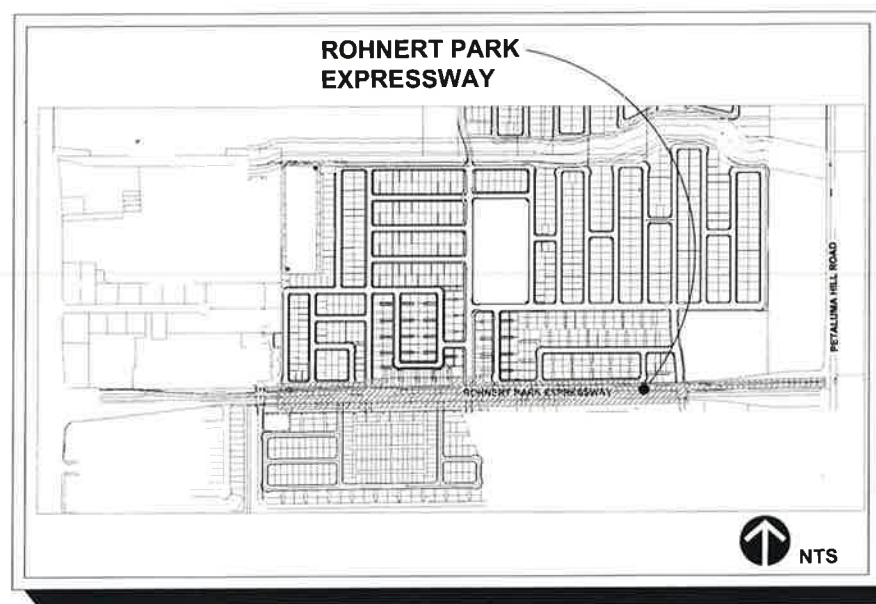
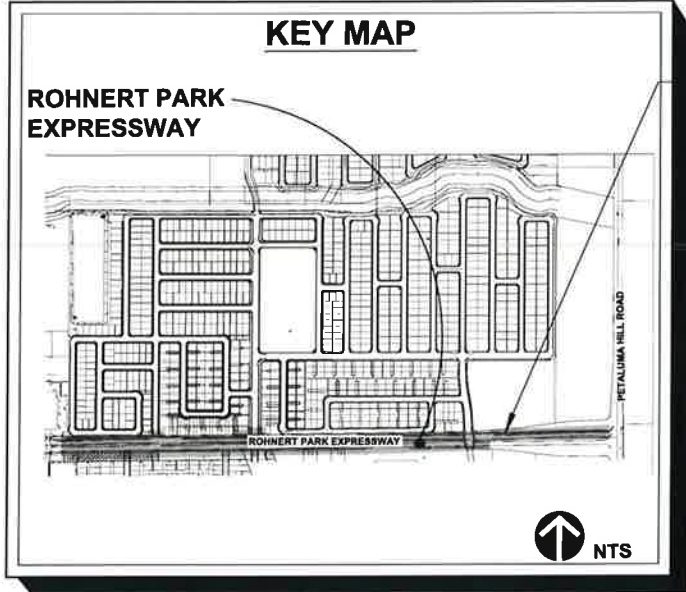
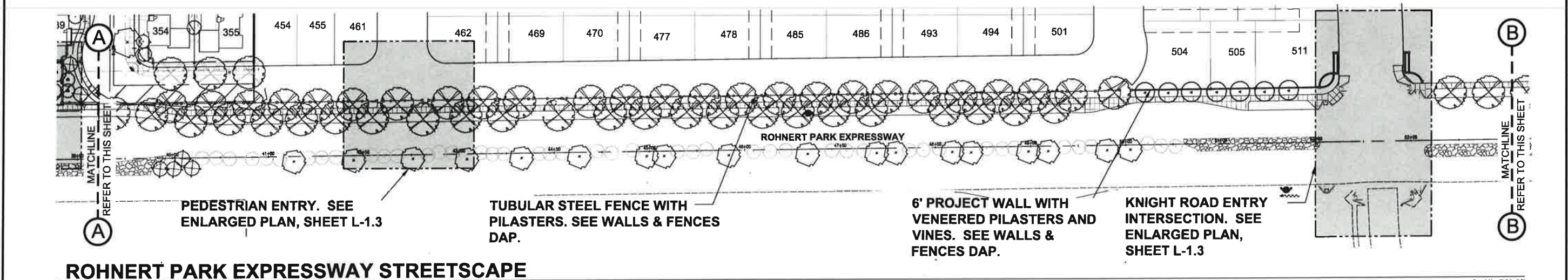
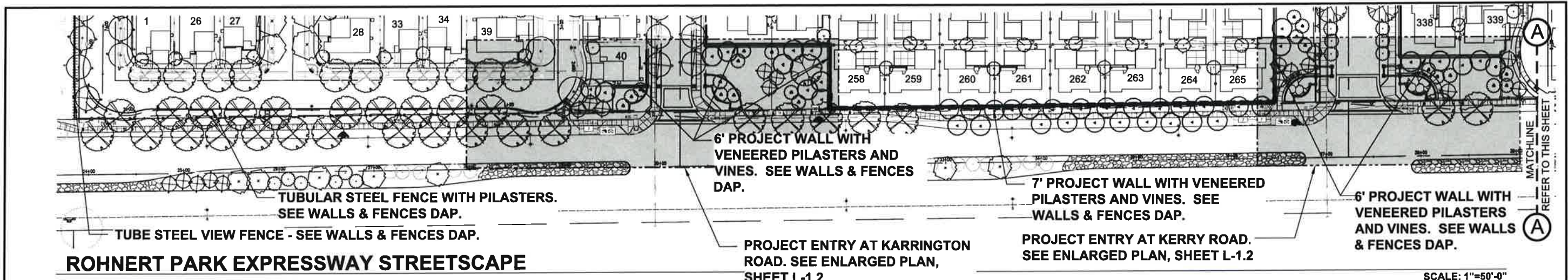


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LANDSCAPE DETAILS	L-1.4

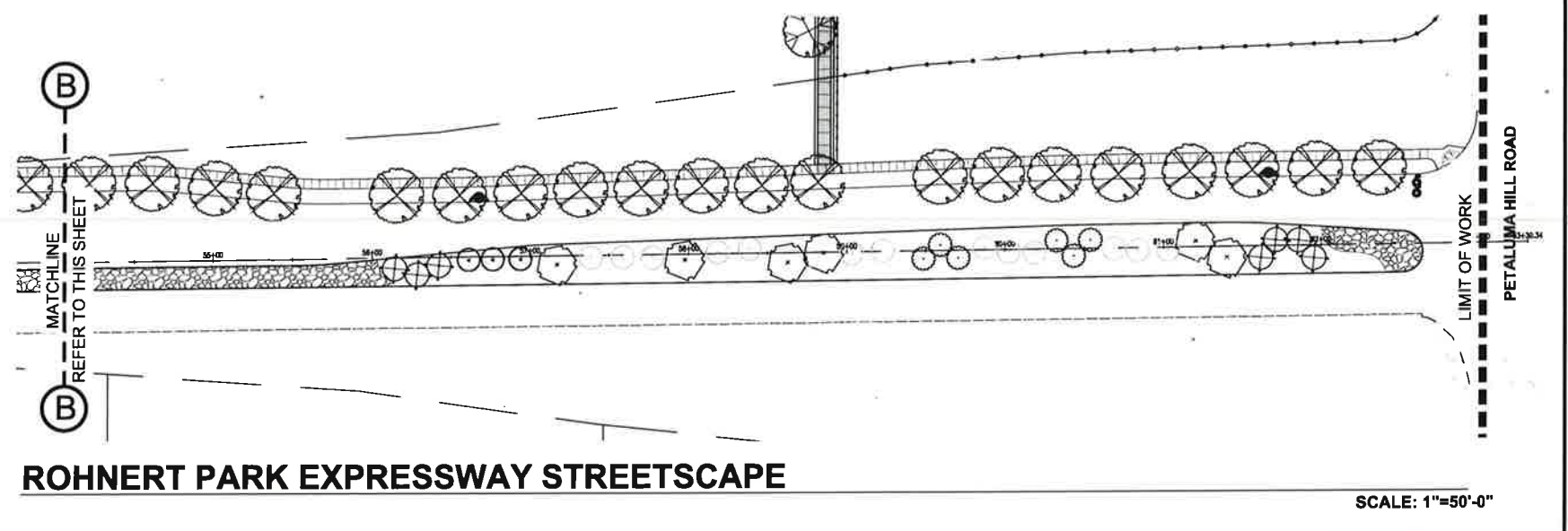
	Development Area Plan	Vast Oak at University District	Landscape Cover Sheet		<small>www.vanderToolen.com</small> Name: Malinot Creek 455 Redwood Blvd., Suite 200 Rohnert Park, CA 94928 Tel: 707.271.2299 Fax: 707.271.8100	Scale: Not Applicable	JANUARY 25, 2016	Project No. 97711
		ROHNERT PARK EXPRESSWAY Rohnert Park, California						

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TREE NOTE

THE LOCATION AND QUANTITY OF TREES IS SUBJECT TO CHANGE BASED ON UTILITY COMPOSITION.



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PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	MIN. SIZE
TREES				
STREET TREES				
	SEQUOIA SEMPERVIRENS 'APTOS BLUE'	APTOS BLUE CALIFORNIA REDWOOD	HIGH	24" BOX
	OLEA EUROPA 'SWAN HILL'	FRUITLESS OLIVE	VERY LOW	15 GAL
	PISTACIA CHINENSIS	CHINESE PISTACHE	LOW	15 GAL
	PRUNUS C. 'KRAUTER VESUVIUS'	PURPLE LEAF PLUM	LOW	15 GAL
	QUERCUS AGRIFOLIA	CALIFORNIA LIVE OAK	VERY LOW	24" BOX
	NIS STREET TREE SEE DAP PIANS			
FRONT & SIDE YARD PLANTING				
LARGE SHRUBS				
	DODONAEA VISCOSA	PURPLE HOPSEED BUSH	LOW	5 GAL
	FELODIA SELLOWIANA	PINEAPPLE GUAVA	LOW	5 GAL
	MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	LOW	5 GAL
	PHOTINIA FRASERII	PHOTINIA	MODERATE	5 GAL
	PRUNUS CAROLINIANA	CAROLINA CHERRY	LOW	5 GAL
MEDIUM SHRUBS				
	ABELIA 'EDWARD GOUCHER'	DWARF ABELIA	MODERATE	5 GAL
	CISTUS SPP.	ROCKROSE	LOW	1 GAL
	COLEONEMA SPP.	BREATH OF HEAVEN	MODERATE	5 GAL
	LEONOTIS LEONURUS	LION'S TAIL	LOW	1 GAL
	LOROPETALUM 'RAZZLEBERRY'	FRINGE FLOWER	LOW	5 GAL
	NANDINA DOMESTICA	HEAVENLY BAMBOO	LOW	5 GAL
	OSMANTHUS FRAGRANS	SWEET OLIVE	MODERATE	5 GAL
	PENSTEMON SPP.	GARDEN PENSTEMON	MODERATE	1 GAL
	PHORMIUM SPP.	NEW ZEALAND FLAX	LOW	5 GAL
	PITTOSPORUM SPP.	TOBIRA	LOW	5 GAL
	ROSA SPP.	ROSE	MODERATE	2 GAL
	SALVIA SPP.	ORNAMENTAL SAGE	MODERATE	1 GAL
	VIBURNUM SPP.	VIBURNUM	MODERATE	5 GAL
	WESTRINGIA FRUTICOSA	COAST ROSEMARY	LOW	5 GAL
	XYLOSMA C. 'COMPACTA'	DWARF XYLOSMA	LOW	5 GAL
SMALL SHRUBS				
	ANIGOZANTHOS SPP.	KANGAROO PAW	LOW	1 GAL
	CORREA SPP.	AUSTRALIA FUCHSIA	LOW	1 GAL
	DIETES BICOLOR	FORTNIGHT LILY	LOW	1 GAL
	ERIGERON KARWINSKIANUS	SANTA BARBARA DAISY	LOW	1 GAL
	ESCALONIA 'COMPACTA'	DWARF ESCALONIA	MODERATE	1 GAL
	GAURA LINDHEIMERI	GAURA	MODERATE	1 GAL
	HEMEROCALLIS SPP.	EVERGREEN DAYLILY	MODERATE	1 GAL
	HEUCHERA SPP.	CORAL BELLS	MODERATE	1 GAL
	KNIPHOFIA UVARIA	RED HOT POKER	MODERATE	1 GAL
	SOLLYA HETEROPHYLLA	AUSTRALIAN BLUEBELL	LOW	1 GAL
GRASSES				
	CALAMAGROSTIS 'KARL FOERSTER'	FEATHER REED GRASS	LOW	1 GAL
	FESTUCA MAIREI	ATLAS FESCUE	LOW	1 GAL
	HELICTICHICHON SEMPERVIRENS	BLUE OAT GRASS	LOW	1 GAL
	LEYMUS 'CANYON PRINCE'	BLUE WILD RYE	VERY LOW	1 GAL
	MUHLENBERGIA RIGENS	DEER GRASS	LOW	1 GAL
GROUNDCOVERS				
	ARMERIA MARITIMA	SEA THRIFT	MODERATE	1 GAL
	FRAGARIA CHILOENSIS	CREeping STRAWBERRY	MODERATE	1 GAL
	HELIANTHEMUM NUMMULARIUM	SUNROSE	LOW	1 GAL
	MYOPORUM PARVIFOLIUM	PROSTRATE MYOPORUM	LOW	1 GAL
	SCAEVOLA 'MAUVE CLUSTERS'	PURPLE SCAEVOLA	MODERATE	1 GAL
PARKWAY PLANTING				
	ARCTOSTAPHYLOS 'EMERALD CARPET'	MANZANITA	VERY LOW	1 GAL
	COTONEASTER 'LOWFAST'	PROSTRATE BEARBERRY	LOW	1 GAL
	FESTUCA MAIREI	ATLAS FESCUE	LOW	1 GAL
	GAZANIA SPP.	CAPE DAISY	LOW	1 GAL
	HELIANTHEMUM NUMMULARIUM	SUNROSE	LOW	1 GAL
	JUNIPERUS SPP.	PROSTRATE JUNIPER	LOW	1 GAL
VINES				
	FICUS PUMILA	CREeping FIG	MODERATE	5 GAL
	PARTHENOCEISSUS TRICUSPIDATA	BOSTON IVY	MODERATE	5 GAL

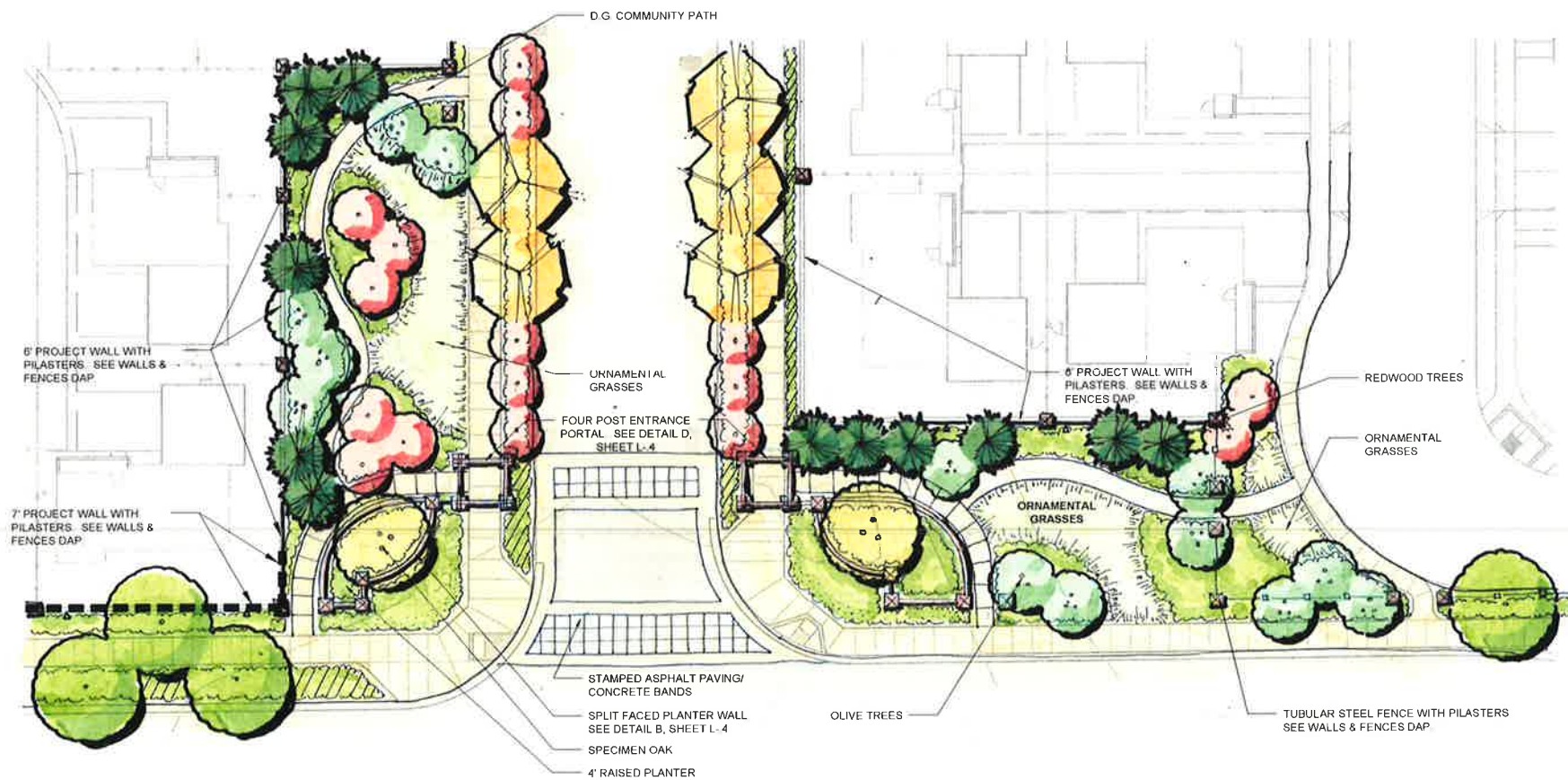
TREE NOTE

THE LOCATION AND QUANTITY OF TREES IS SUBJECT TO CHANGE BASED ON UTILITY COMPOSITION.



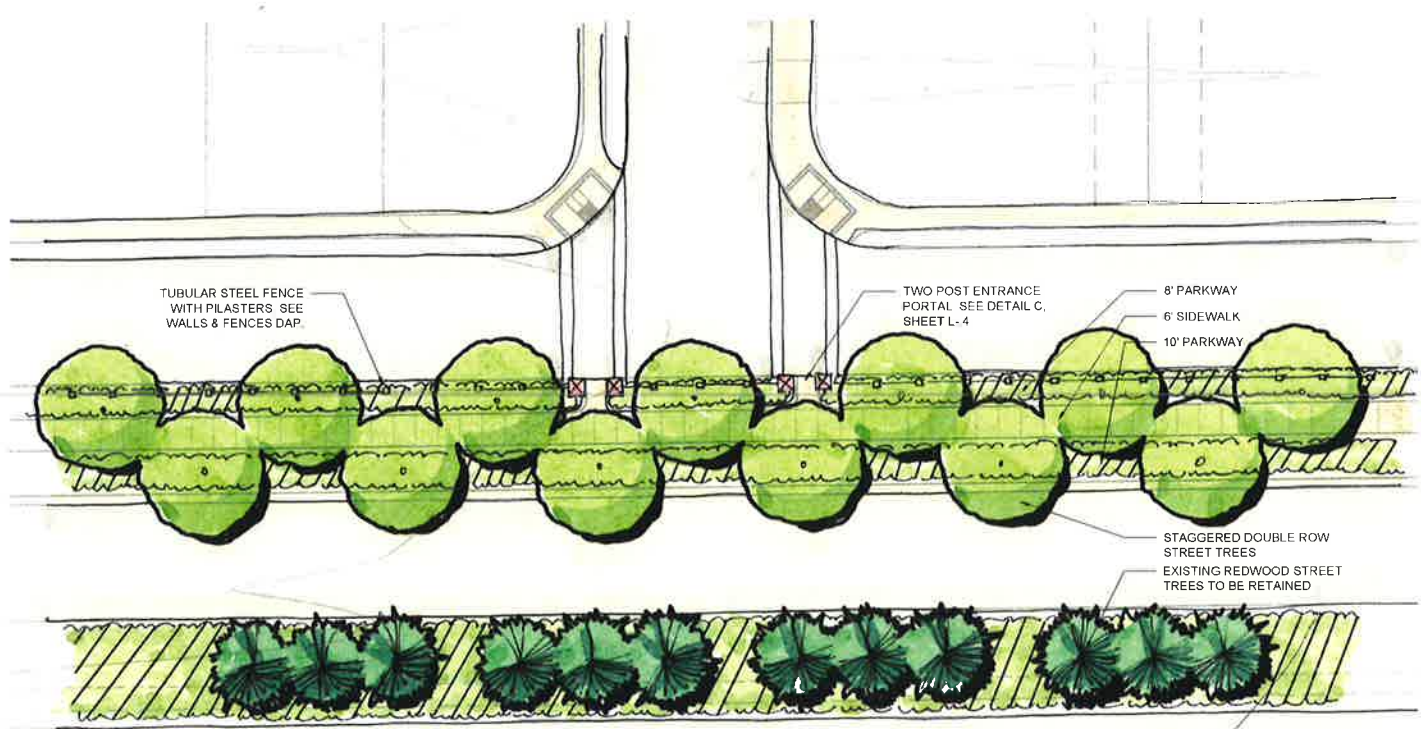
PROJECT ENTRY AT KARRINGTON ROAD

SCALE: 1"=20'-0"



PROJECT ENTRY AT KERRY ROAD

SCALE: 1"=20'-0"



MID BLOCK PEDESTRIAN ENTRANCE

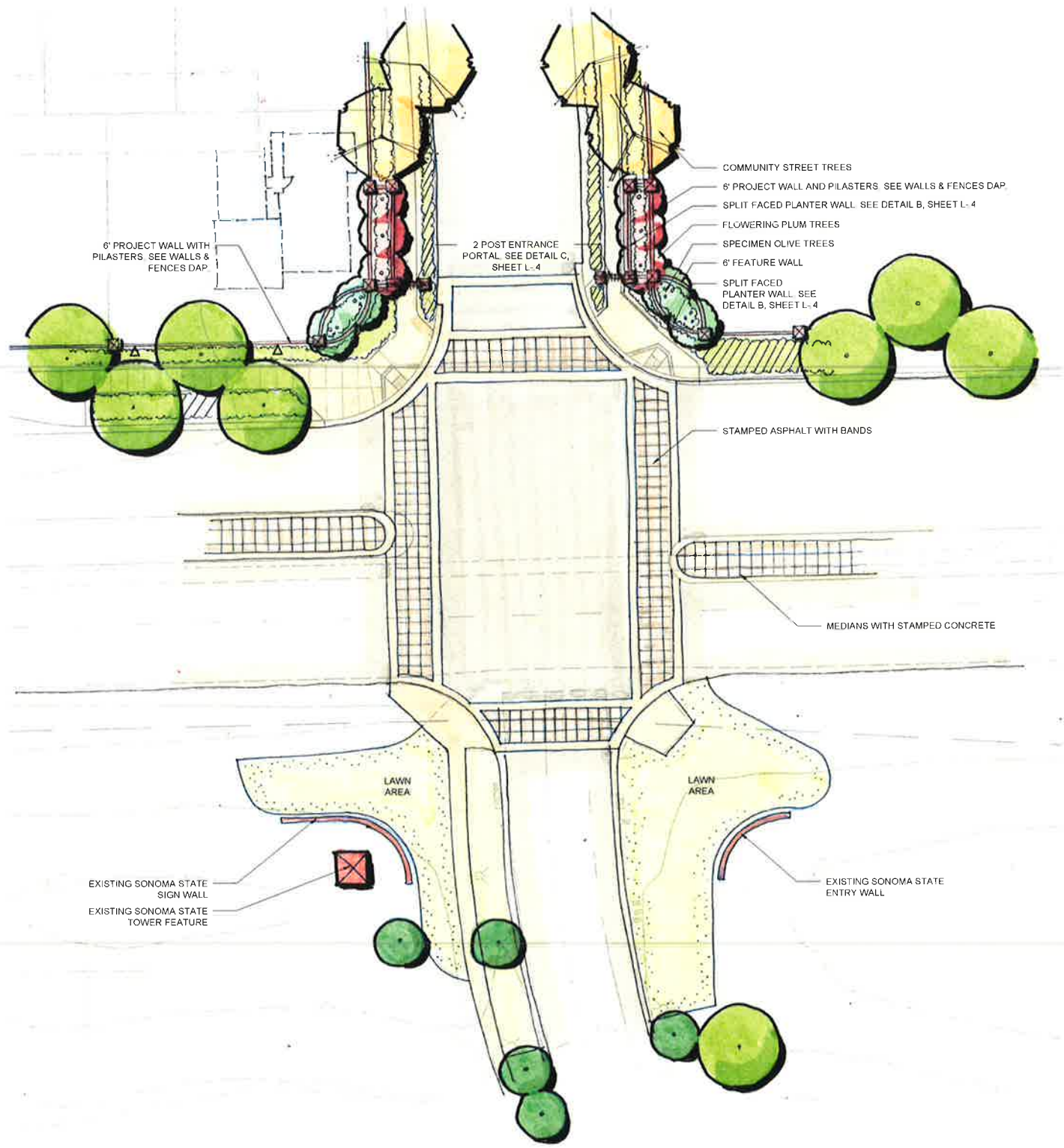
SCALE: 1"=20'-0"

IRRIGATION DESIGN

1. ALL UDLLC HOA MAINTAINED LANDSCAPING SHALL UTILIZE RECYCLED WATER FROM A COMMON HOA SYSTEM.

TREE NOTE

THE LOCATION AND QUANTITY OF TREES IS SUBJECT TO CHANGE BASED ON UTILITY COMPOSITION.

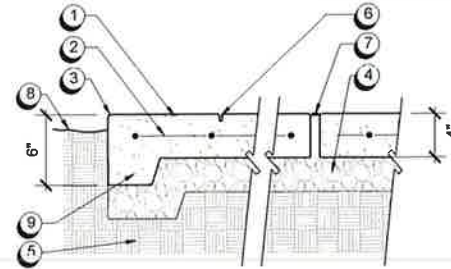


KNIGHT ROAD/ UNIVERSITY ENTRY INTERSECTION

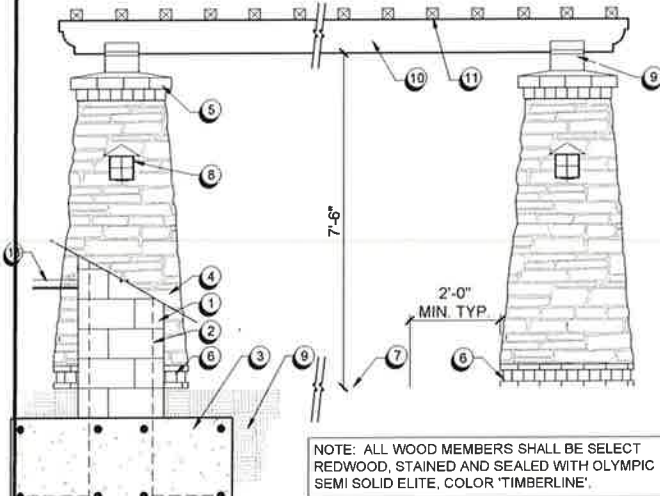
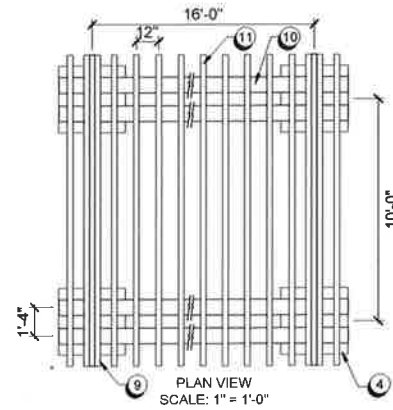
SCALE: 1"=20'-0"

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- 1 CONCRETE (MIN. 25% FLY ASH) PAVING.
- 2 REINFORCING PER GEOTECH REPORT.
- 3 1/2" TOOLED RADIUS
- 4 COMPACTED CLASS II AGGREGATE BASE, 100% RECYCLED RECLAIMED ASPHALT, CONCRETE OR GLASS. COMPACTION AND THICKNESS PER SOILS REPORT RECOMENDATIONS.
- 5 COMPACTED SUBGRADE OR ENGINEERED FILL.
- 6 1/4" WIDE X 3/4" DEEP TOOLED CONTROL JOINT (SEE PLANS).
- 7 3/8" WIDE FIBER FILLED EXPANSION JOINT - W/ POLYSULFIDE SEALANT. SEALANT COLOR TO MATCH ADJACENT PAVING. SEE PLAN FOR LOCATION.
- 8 FINISH GRADE. 1" BELOW TOP OF PAVING FOR TURF AND 2" BELOW TOP OF PAVING FOR PLANTING AREA.
- 9 THICKENED EDGE AT PLANTING AREA WHERE REQUIRED.

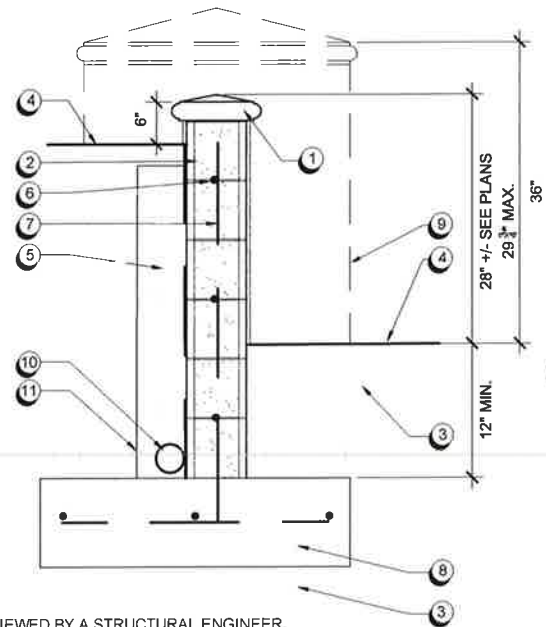


A FLY ASH CONCRETE PAVING
SCALE: 1-1/2" = 1'-0"



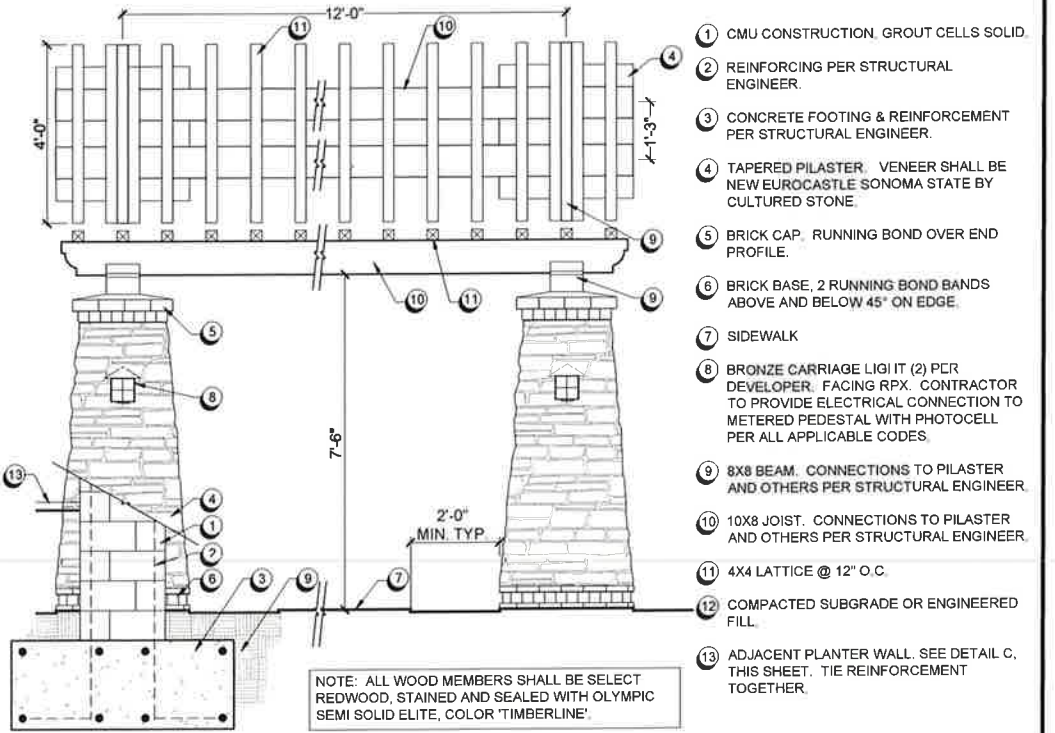
D FOUR POST ENTRANCE PORTAL
SCALE: 1/2" = 1'-0"

- 1 WALL CAP SHALL BE CAST IN PLACE. EDGE DETAIL, COLOR AND FINISH SHALL MATCH PROJECT WALL CAP.
- 2 CMU WALL - BASALITE SPLIT FACED COMBED FINISH. COLOR SHALL BE #346. DESIGN PER STRUCTURAL ENGINEER.
- 3 COMPACTED SUBGRADE OR ENGINEERED FILL
- 4 FINISH GRADE.
- 5 3/4" DRAIN ROCK
- 6 HORIZONTAL REBAR PER STRUCTURAL ENGINEER.
- 7 VERTICAL REBAR PER STRUCTURAL ENGINEER.
- 8 36" X 12" CONCRETE FOOTING - SIZE PER STRUCTURAL ENGINEER.
- 9 PILASTER BEYOND. SEE DETAIL F, SHEET L-44.
- 10 PERFORATED 4" PIPE. CONNECT TO CIVIL ENGINEER'S DRAINLINE OR DAYLIGHT.
- 11 FILTER FABRIC



B SPLIT FACED PLANTER WALL
SCALE: 1" = 1'-0"

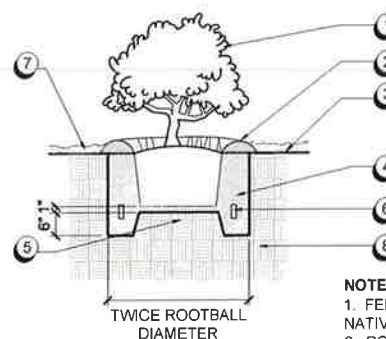
NOTE:
 • HORIZONTAL BARS TO BE TIED TO PILASTERS.
 • FOOTINGS AND REINFORCEMENT SHALL BE REVIEWED BY A STRUCTURAL ENGINEER.



C TWO POST ENTRANCE PORTAL
SCALE: 1/2" = 1'-0"

- 1 CMU CONSTRUCTION. GROUT CELLS SOLID.
- 2 REINFORCEMENT PER STRUCTURAL ENGINEER.
- 3 CONCRETE FOOTING & REINFORCEMENT PER STRUCTURAL ENGINEER.
- 4 TAPERED PILASTER. VENEER SHALL BE NEW EUROCASTLE SONOMA STATE BY CULTURED STONE.
- 5 BRICK CAP. RUNNING BOND OVER END PROFILE.
- 6 BRICK BASE, 2 RUNNING BOND BANDS ABOVE AND BELOW 45° ON EDGE.
- 7 SIDEWALK
- 8 BRONZE CARRIAGE LIGHT (2) PER DEVELOPER. FACING RPX. CONTRACTOR TO PROVIDE ELECTRICAL CONNECTION TO METERED PEDESTAL WITH PHOTOCELL PER ALL APPLICABLE CODES.
- 9 8X8 BEAM. CONNECTIONS TO PILASTER AND OTHERS PER STRUCTURAL ENGINEER.
- 10 10X8 JOIST. CONNECTIONS TO PILASTER AND OTHERS PER STRUCTURAL ENGINEER.
- 11 4X4 LATTICE @ 12" O.C.
- 12 COMPACTED SUBGRADE OR ENGINEERED FILL.
- 13 ADJACENT PLANTER WALL. SEE DETAIL C, THIS SHEET. TIE REINFORCEMENT TOGETHER.

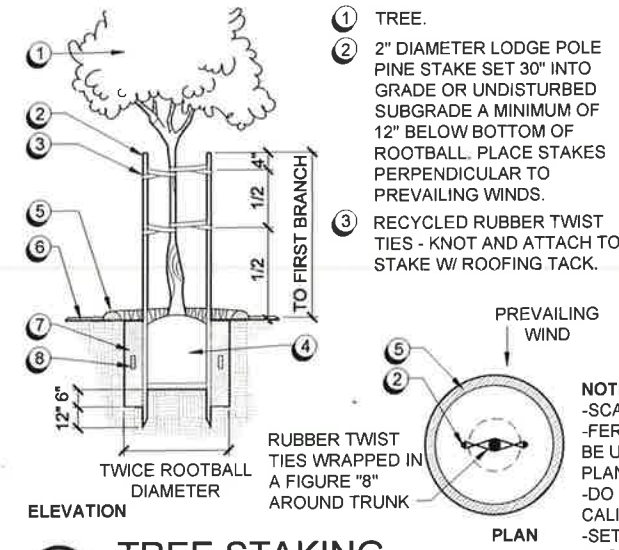
NOTE: ALL WOOD MEMBERS SHALL BE SELECT REDWOOD, STAINED AND SEALED WITH OLYMPIC SEMI SOLID ELITE, COLOR 'TIMBERLINE'.



E SHRUB
N.T.S.

- 1 SHRUB - SET CROWN OF ROOTBALL 2" ABOVE FINISH GRADE.
- 2 3" HIGH WATERING BASIN.
- 3 FINISH GRADE.
- 4 AMENDED BACKFILL.
- 5 SET ROOTBALL ON LIGHTLY TAMPED SUPPORT.
- 6 (2) 21 GRAM PLANT TABLETS.
- 7 3" DEPTH MULCH.
- 8 COMPACTED SUBGRADE OR ENGINEERED FILL.

NOTE:
 1. FERTILIZER TABS ARE NOT TO BE USED WITH CALIFORNIA NATIVE SHRUBS.
 2. DO NOT USE AMENDED SOIL FOR CALIFORNIA NATIVE SHRUBS.



F TREE STAKING
N.T.S.

- 1 TREE.
- 2 2" DIAMETER LODGE POLE PINE STAKE SET 30" INTO GRADE OR UNDISTURBED SUBGRADE A MINIMUM OF 12" BELOW BOTTOM OF ROOTBALL. PLACE STAKES PERPENDICULAR TO PREVAILING WINDS.
- 3 RECYCLED RUBBER TWIST TIES - KNOT AND ATTACH TO STAKE W/ ROOFING TACK.
- 4 TREE ROOTBALL SET ON LIGHTLY TAMPED SOIL. DO NOT PENETRATE ROOTBALL WITH STAKES.
- 5 3" DEEP WATERING BASIN W/ 2" DEPTH BARK MULCH
- 6 FINISH GRADE.
- 7 AMENDED BACKFILL.
- 8 (4) PLANT TABLETS

NOTE:
 -SCARIFY SIDES OF PLANTING PIT.
 -FERTILIZED TABS ARE NOT TO BE USED WITH CALIFORNIA NATIVE PLANTS.
 -DO NOT USE AMENDED SOIL FOR CALIFORNIA NATIVE TREES.
 -SET CROWN OF ROOTBALL 1" ABOVE GRADE.

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