

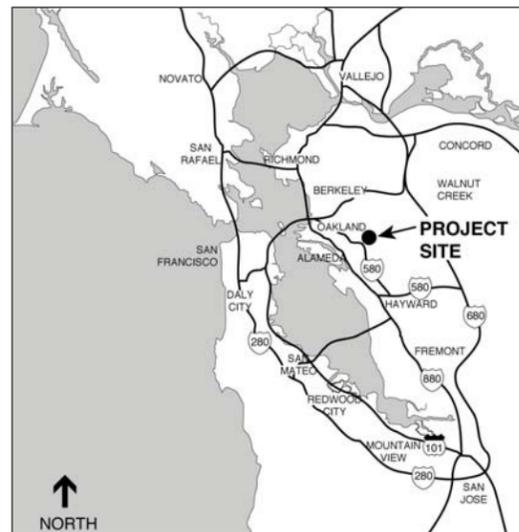
FINAL DEVELOPMENT PLAN: MASTER DEVELOPER SITE IMPROVEMENTS

MAY 30, 2017

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LOCATION MAP



VICINITY MAP



PROJECT INFORMATION

CONTENT OF THIS FINAL DEVELOPMENT PLAN
This Final Development Plan (FDP) depicts the Master Developer installed improvements for the Oak Knoll Project. This FDP provides final schematic designs for site-wide grading and retaining walls, installation of backbone streets and major utilities (water, sewer, and storm drainage), entry monuments, design of streets and parks (including landscape planting, street lighting, street furniture, and play structures), and the Rifle Range Creek restoration. The FDP improvement areas are shown on Sheet G002.

Future home and commercial builders will submit individual FDP's for commercial and residential projects and phase-specific streets and utilities. This FDP encompasses the following project improvements:

Comprehensive Site Grading
This FDP includes final schematic designs for grading including corrective grading due to soil conditions, creek corridor restoration, creation of building pads, and associated embankments and retaining walls. Detailed site grading information is provided in the **Vesting Tentative Tract Map (VTTM), No. 8320**, dated January 30, 2017. Included in this VTTM which are part of this FDP are:

- Existing Conditions Plan (site survey) - Sheets C2.0 - C2.5
- Grading Plan - Sheets C5.0 - C5.5
- Utility Plan - Sheets C6.0 - C6.5
- Stormwater Treatment Plan - Sheet C7.0

Streets and Bridge Design
This FDP contains schematic final designs for streets, sidewalks, street lighting, and streetscape planting for the following streets: Creekside Parkway, Creekside Loop, and portions of Uplands Primary and Creekside Village Primary local streets necessary for future home builder access to development parcels. The FDP also provides final schematic design for two bridges planned for the site that will cross Rifle Range Creek. One bridge is vehicular (multi-modal) and the other is pedestrian only.

Monumentation and Signage
Traffic control and directional signage will be standard and follow City of Oakland guidelines. Final schematic design for project entry monumentation designs are included for two major and two secondary project entries. Final schematic designs are also provided for three local street monuments.

Parks, Open Space and Trails
This FDP contains final schematic design for the four publically-accessible parks, open space areas where new trees are planted, the

trail network, and Rifle Range Creek restoration. This FDP provides park layouts, trail locations, hardscape, park furniture and play equipment, and type and location of landscape materials.

OTHER PARTS OF THIS FDP
- **Vesting Tentative Tract Map (VTTM) No. 8320** dated January 30, 2017. VTTM to be updated per City of Oakland comments.

OTHER DOCUMENTS REFERENCED IN THIS FDP
- **Oak Knoll Planned Unit Development Permit Application and Preliminary Development Plan (PDP)** (resubmitted January 2017).
- **Tree Removal and Preservation Permit Application** (resubmitted January 2017) including the tree survey, removals plan, and tree planting plan.
- **Creek Protection Permit Application** (resubmitted January 2017).

PUBLIC ART PROGRAM
The public art program will be integrated into the development of the Project through the City's public art program. Designs within this FDP may be modified if they are included in the public art program.

PROJECT INFORMATION FOR THIS FDP
Project Parcels:

- 043A-4675-003-21 (OKVA)
- 043A-4675-047-01 (Hardenstine Property)
- 048-6865-002-03 (City of Oakland; portion by OKVA)
- 048-6870-001 (City of Oakland; portion by OKVA)
- 048-6870-002 (City of Oakland; portion by OKVA)
- 037-3152-008 (City of Oakland)
- 037a-3152-9 (EBMUD)

Project Site Acreage: 190.9 acres
General Plan Designation: Hillside Residential, Community Commercial, Institutional, Urban Open Space and Resource Conservation

Zoning: D-OK-1; D-OK-2; D-OK-3; D-OK-4; D-OK-5; D-OK-6, D-OK-7

Open Space: Open space and park areas (85.2 acres) will be owned and maintained by a City approved and/or established entity such as a Home Owners Association (HOA), Geologic Hazard and Abatement District (GHAD), Community Facilities District (CFD) or similar public or private entity.

PROJECT DIRECTORY

MASTER DEVELOPER AND OWNER
Oak Knoll Venture Acquisitions LLC (OKVA) c/o SunCal
2392 Morse Avenue
Irvine, CA 92614
(949) 777 4000

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Contact: Shilpa Patil Stoev
sstoev@harthowerton.com

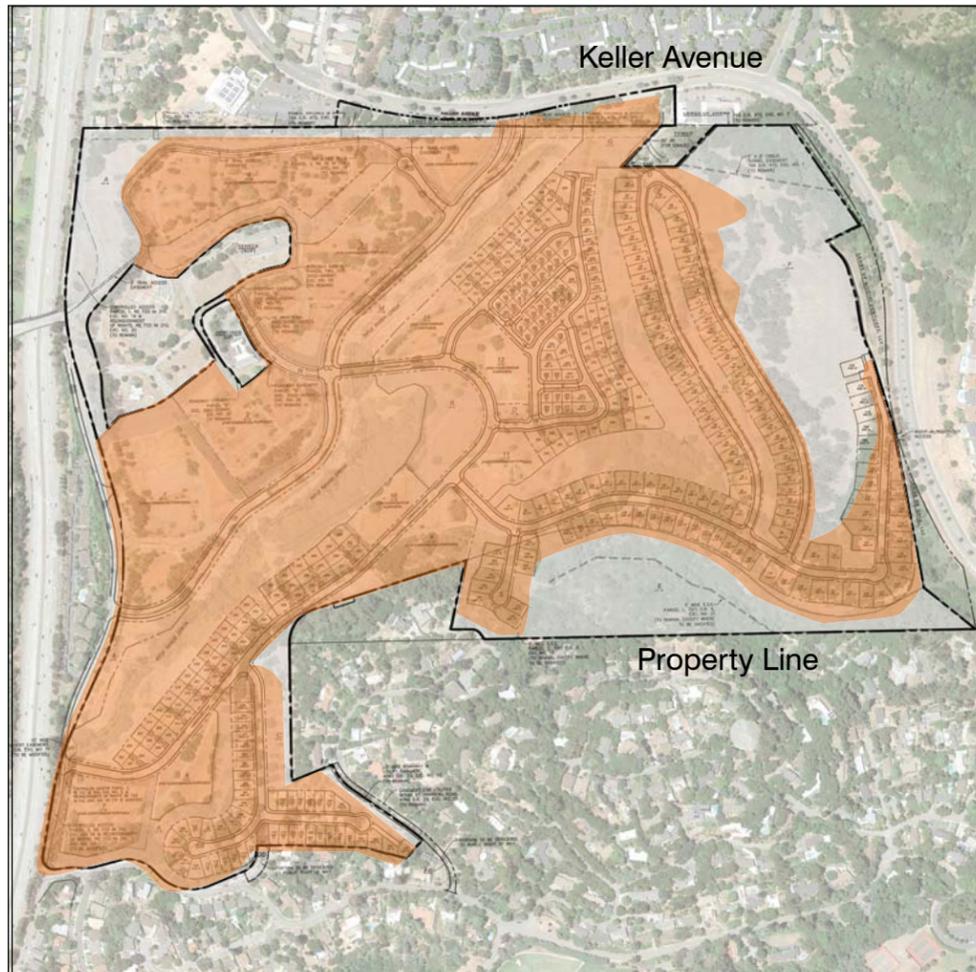
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(415) 454 0129 Fax
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gurney@wra-ca.com

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s.tabibnia@fehrandpeers.com

CLUB KNOLL ARCHITECT
Architectural Dimensions
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Oakland, CA 94612
(510) 463 8300
Contact: James Heilbronner
jamesh@archdim.com



Illustrative Plan
Not-to-Scale

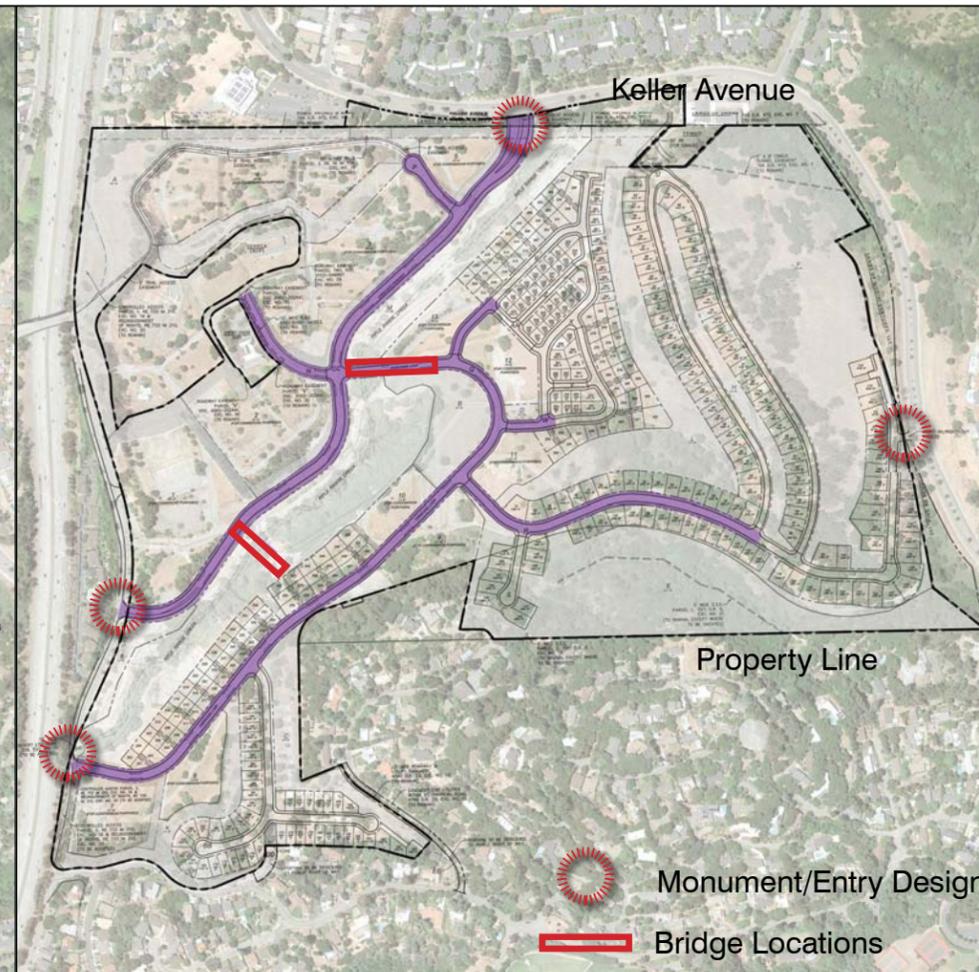


Comprehensive Site Grading

The extent of Master Developer grading covered in this FDP is shown in the figure above. Sheets C001 and C002 provide summary grading information. Included is grading for backbone streets, open space and park areas, and the creek restoration area. Backbone roads will be constructed and final landscape treatment and tree mitigation will be installed per this FDP. Retaining walls required in these areas will also be constructed. The pad area for the Community Center building and landscape is also rough graded.

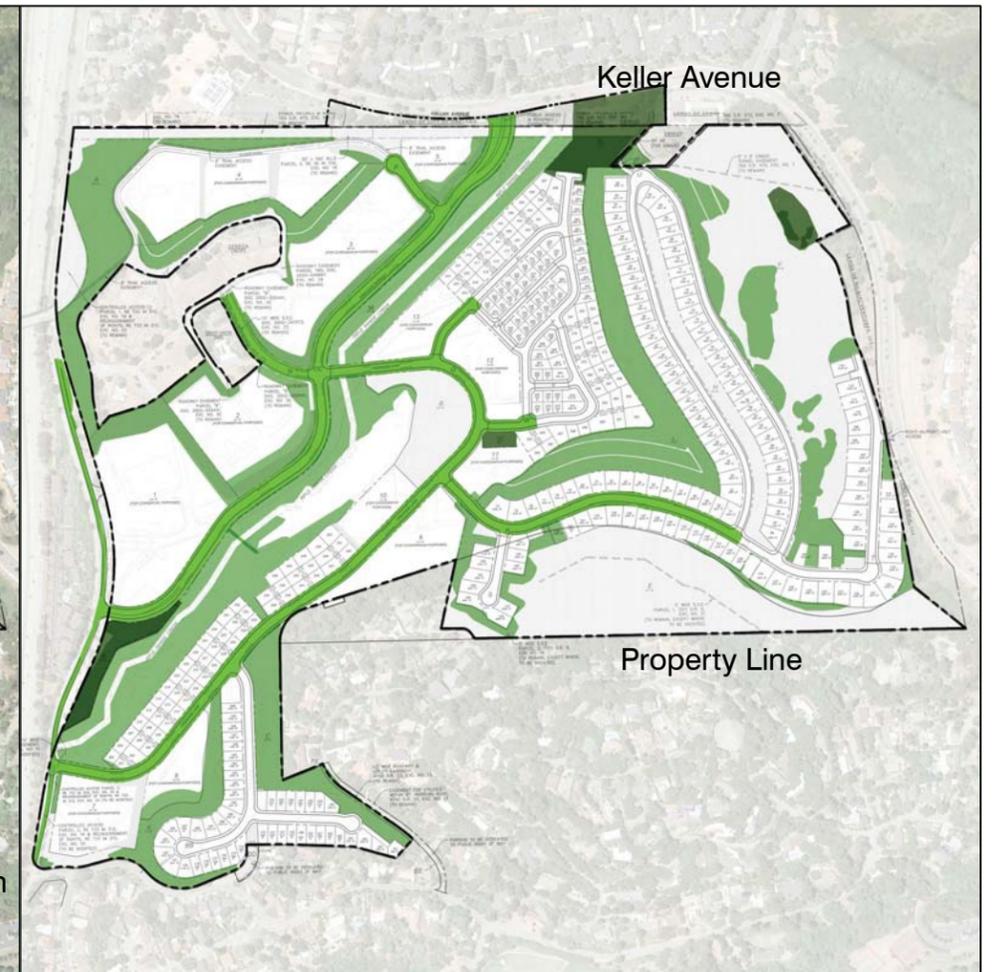
The Master Developer will also deliver "blue top" rough graded lots for single-family and multi-family pads with enbankments and retaining walls required as part of pad grading. For all rough graded areas the Master Developer will provide erosion control in place if these plans do not provide a finished condition.

For more detailed information on grading see the VTTM 50 scale grading plans sheets C5.0 - C.5.5.



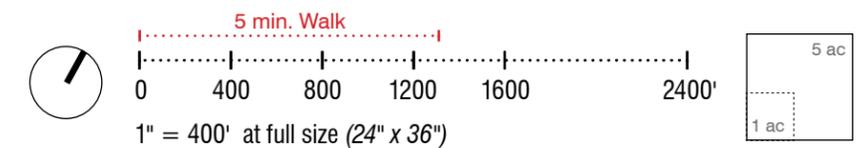
Backbone Streets and Utilities Entry Monuments and Bridges

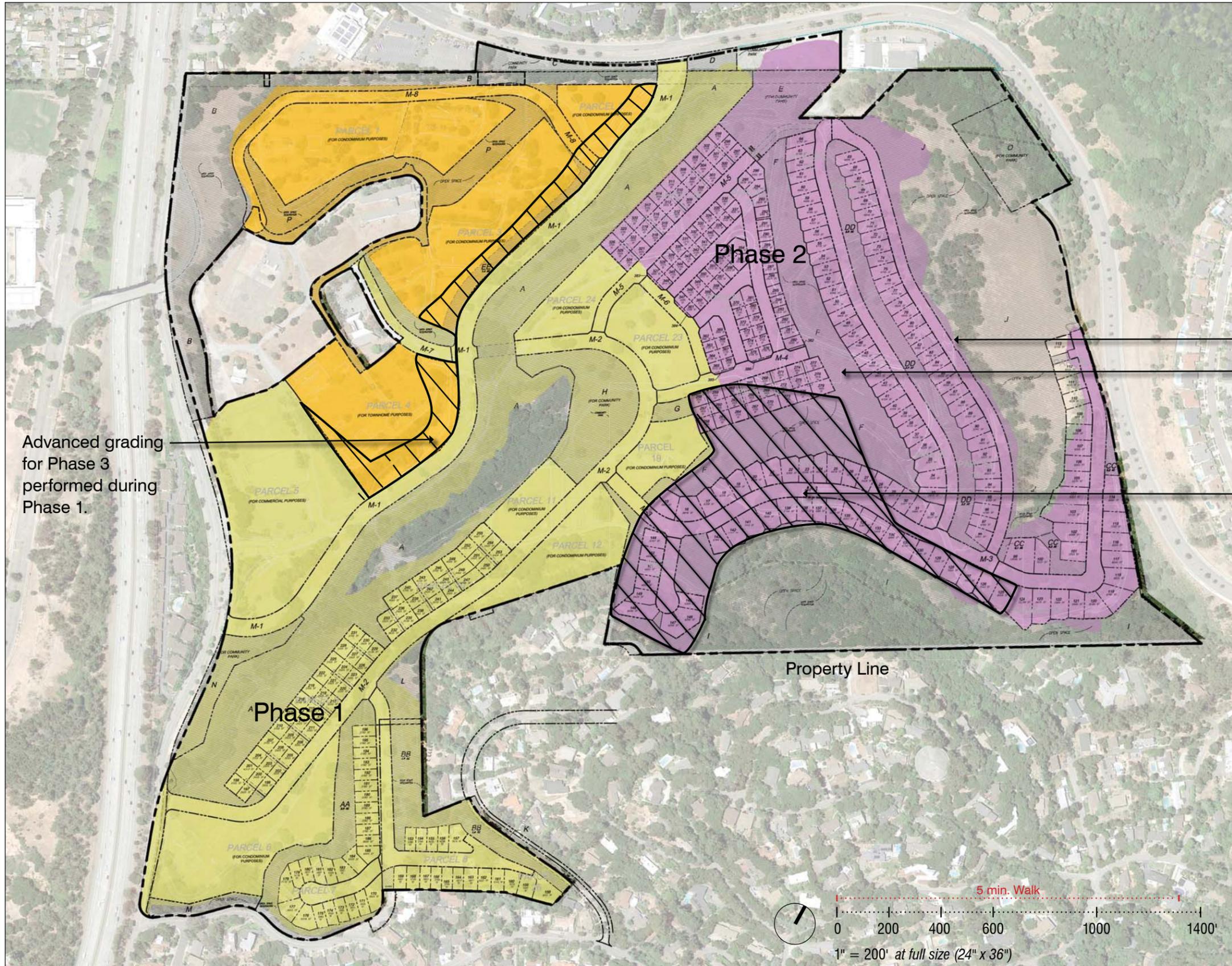
Backbone streets are designed using Complete Street strategies. Street and sidewalk layout and pavements, street lighting locations, and streetscape planting are provided in this FDP. Monument signage and entry designs for multiple locations are provided. Designs for a vehicular and pedestrian bridge crossings at Rifle Range Creek are provided. For more detailed information regarding utilities and storm drainage designs see the VTTM Sheets C6.0 - C6.5 and C7.0.



Landscape, Parks, Trails and Streetscapes

Landscape and park designs are provided in this FDP package for approximately 87 acres of the site including the Rifle Range Creek restoration, four public parks, and significant open space areas. Streetscape and entry area plantings are also provided. A separate FDP will be submitted for the Community Center area providing final schematic design on the building, landscape and hardscape areas.





SITE GRADING SUMMARY			
Phase	Cut (CY)	Fill (CY)	Area (AC)
1	588,000	634,000	78.2
2	720,000	676,000	52.5
3	547,000	508,000	25.6
Total	1,855,000	1,818,000	156.3

Note:
See VTTM for more detailed site grading plans.

Advanced grading for Phase 3 performed during Phase 1.

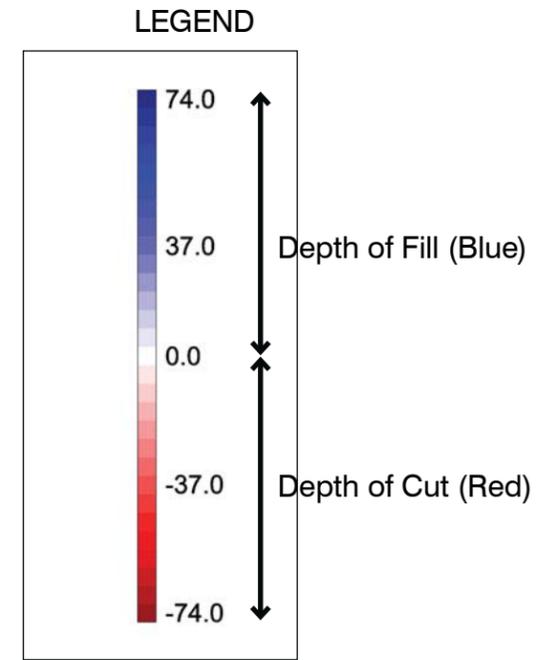
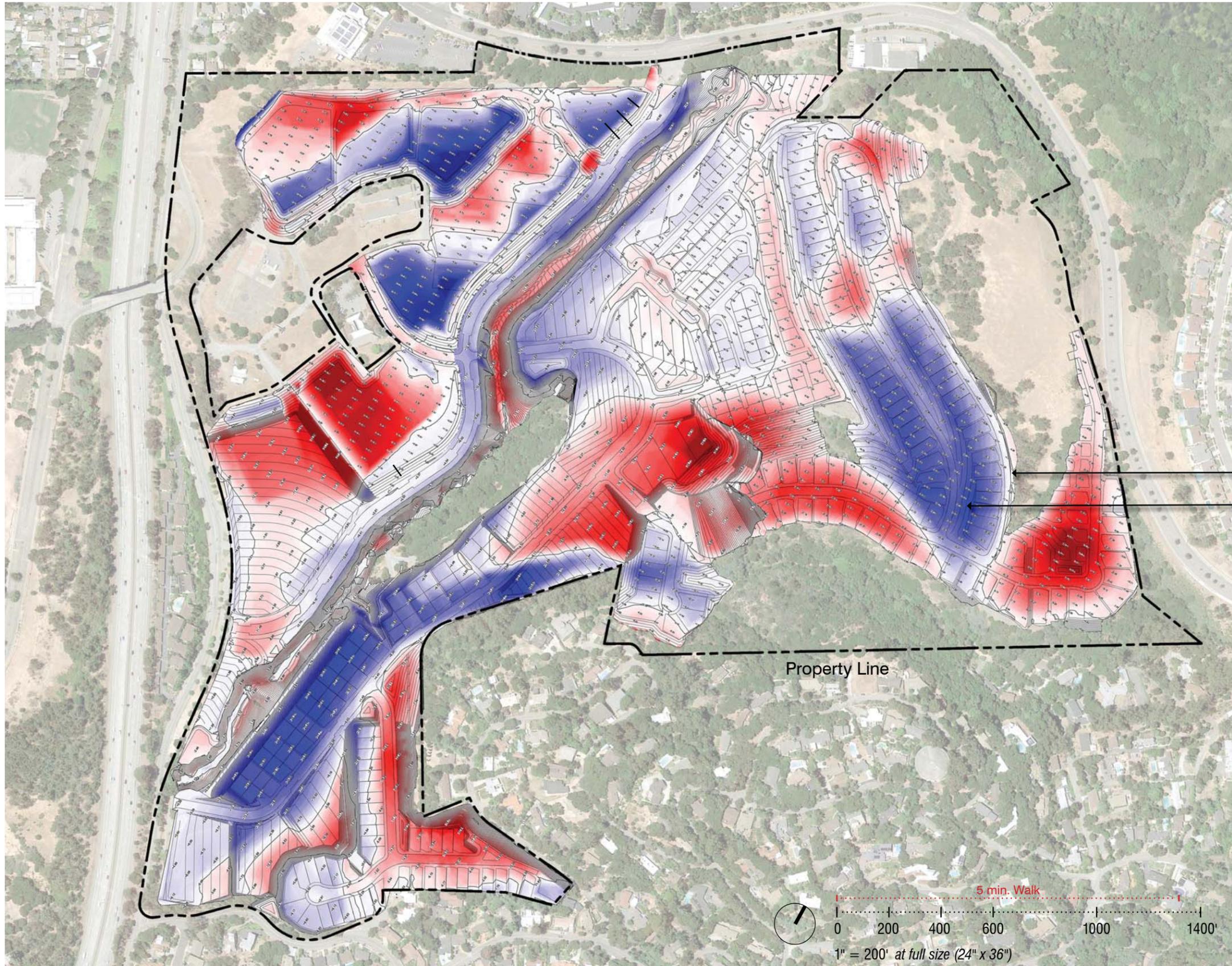
Limit of Site Grading

Proposed Grading

Advanced grading for Phase 2 performed during Phase 1.

Property Line



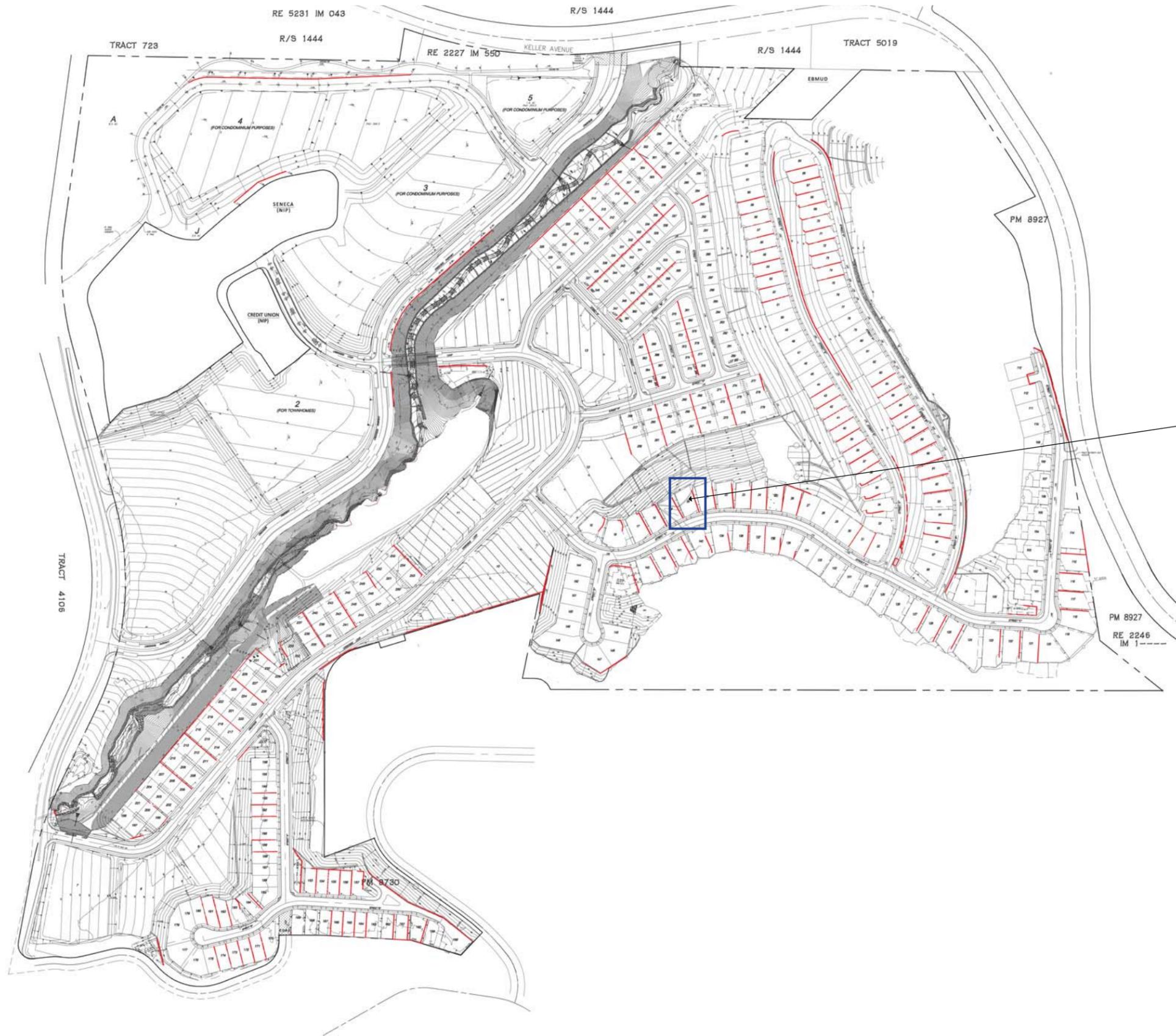


Limit of Site Grading
Proposed Grading

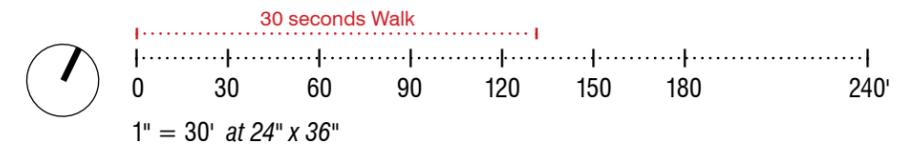
Property Line



Note:
See VTTM for more detailed site grading plans.



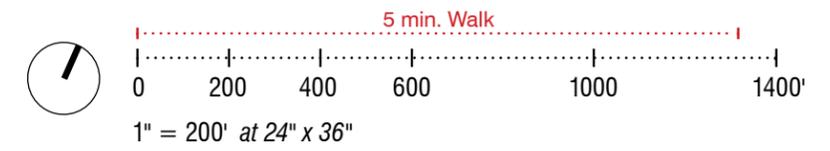
Typical Street "C" Lot Condition



LEGEND

Project Site Walls

Plan Showing Site Retaining Walls



Note: Reference VTTM for additional information on site walls.



1720 N. FIRST STREET
 SAN JOSE, CA 95112
 408-407-8198 (PAX)

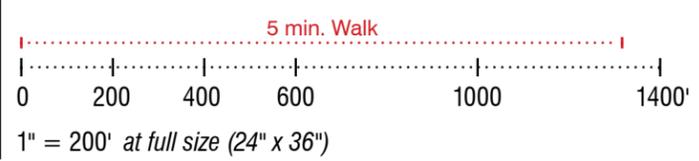


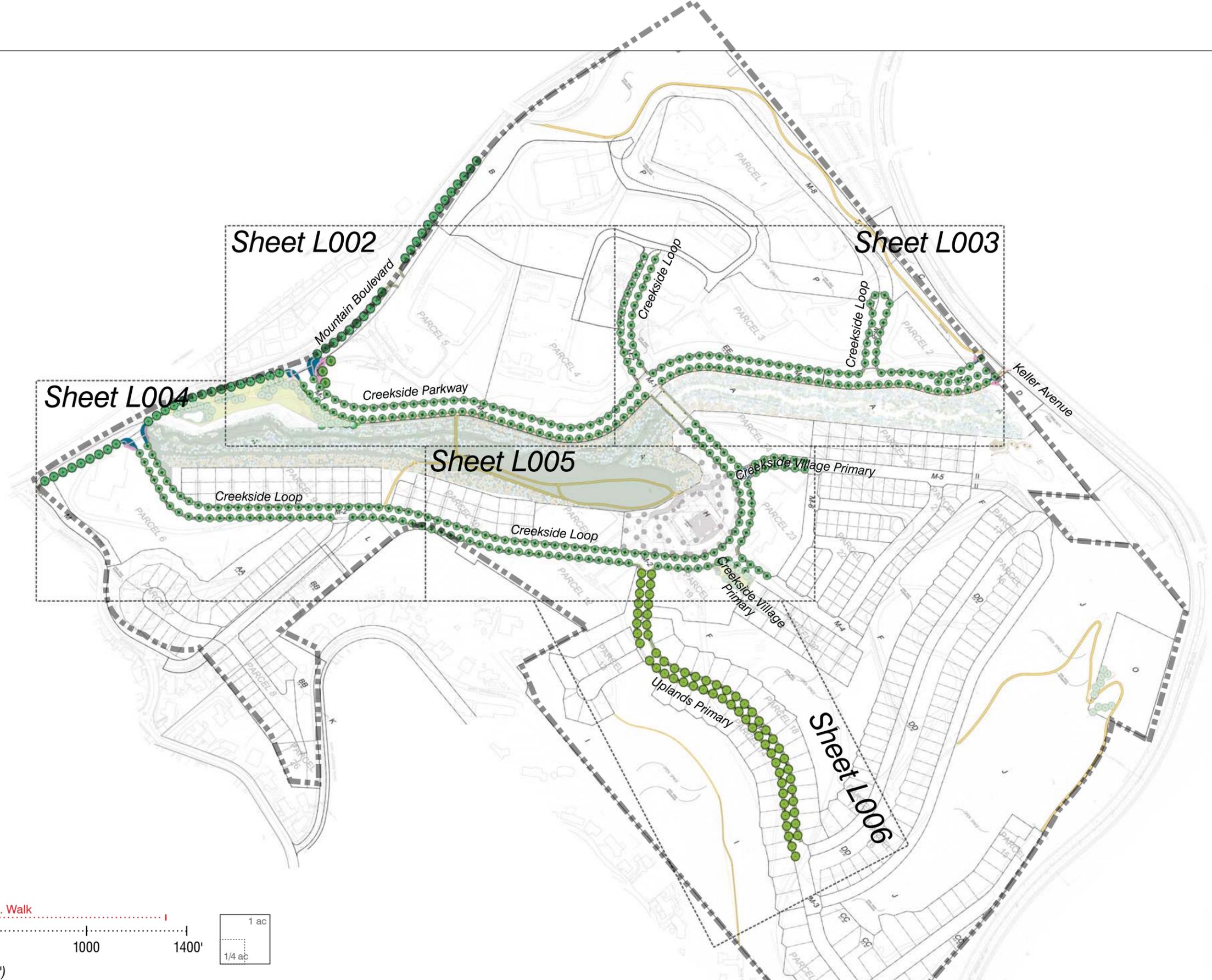
ENGINEERS - SURVEYORS - PLANNERS
 CALIFORNIA

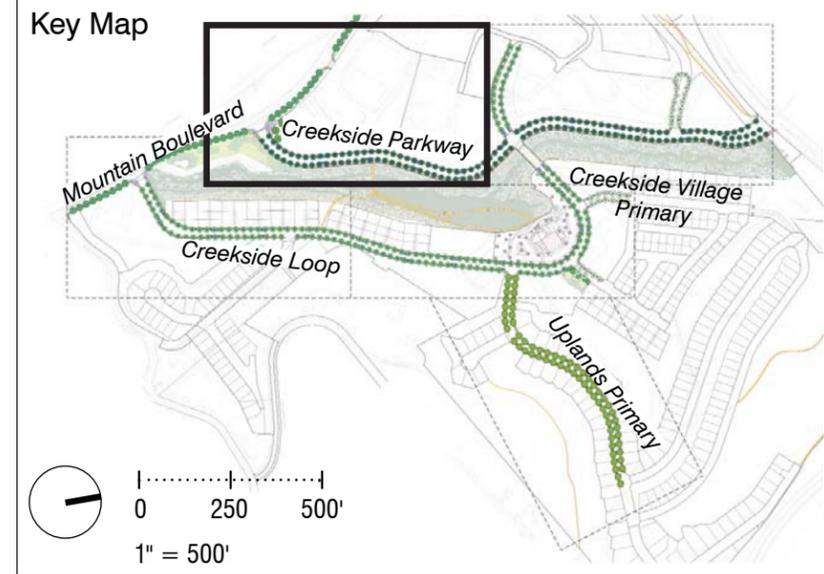
**VESTING TENTATIVE TRACT MAP NO. 8320
 OAK KNOLL PROJECT
 OVERALL STORMWATER TREATMENT PLAN**

ALAMEDA COUNTY
 OAKLAND

Revision	
No.	05/16/16 City Submittal
Date	07/20/17 City Submittal #2
Drawn	DF
Checked	DF
Scale	AS SHOWN
Sheet No.	31 of 33
Project No.	20160004

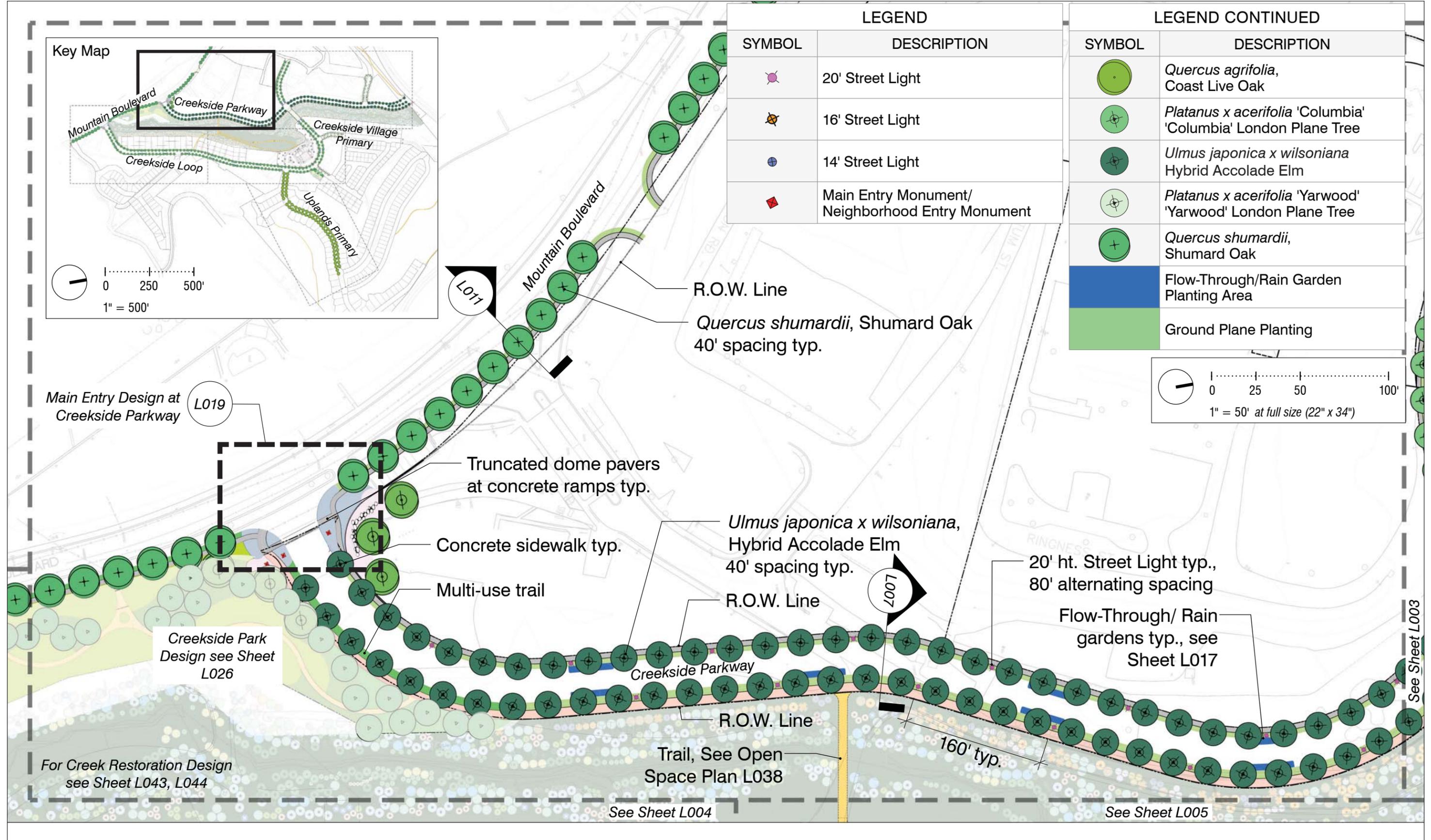


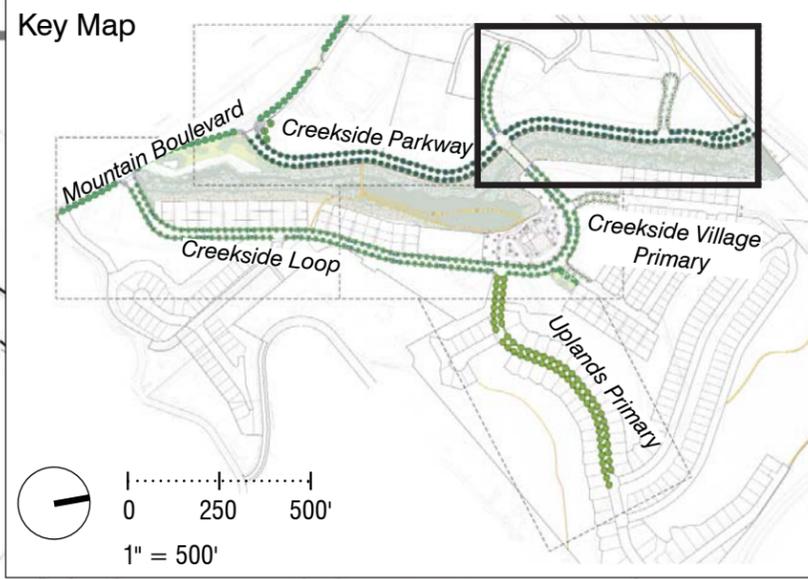
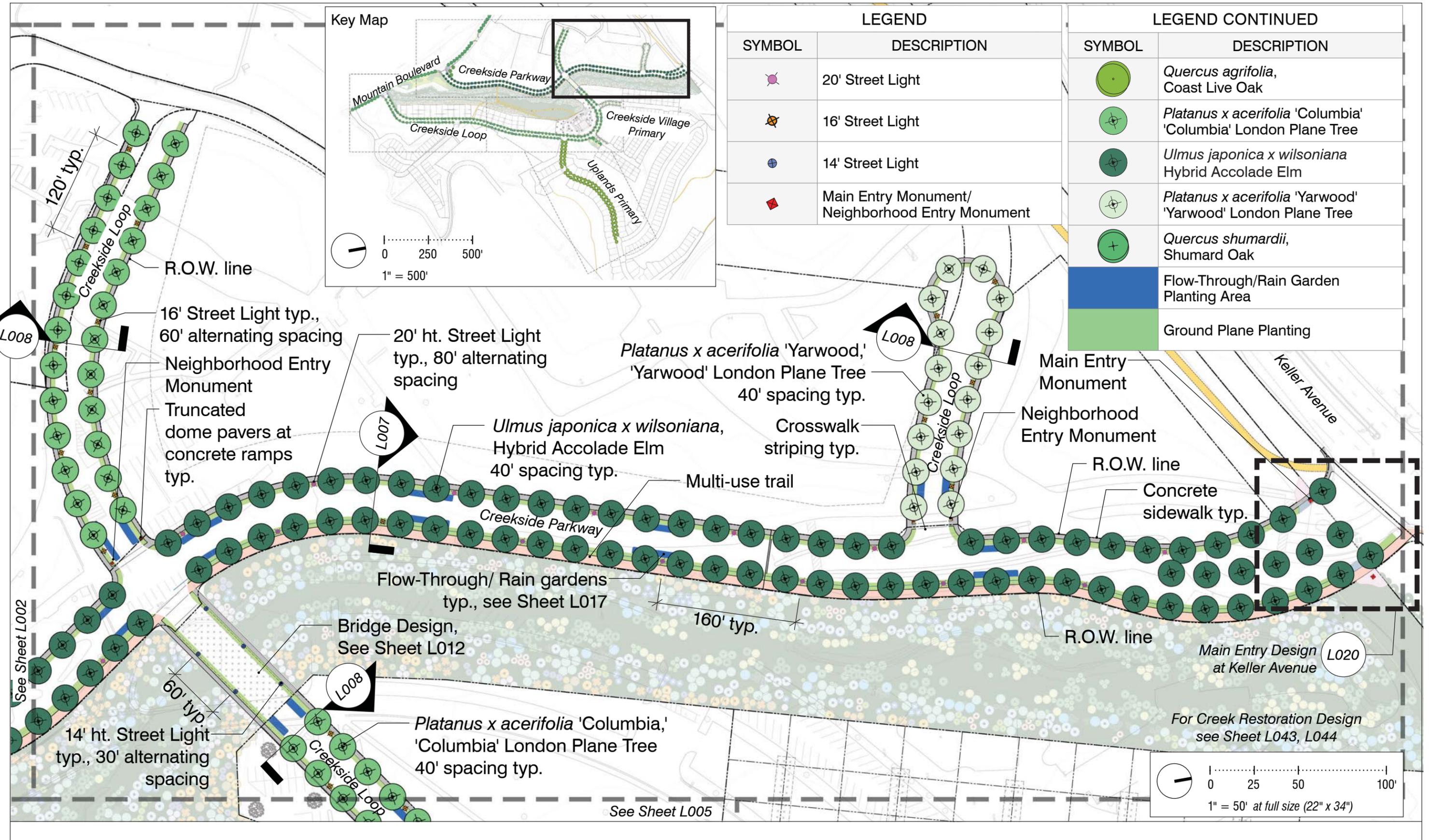




LEGEND	
SYMBOL	DESCRIPTION
	20' Street Light
	16' Street Light
	14' Street Light
	Main Entry Monument/ Neighborhood Entry Monument

LEGEND CONTINUED	
SYMBOL	DESCRIPTION
	<i>Quercus agrifolia</i> , Coast Live Oak
	<i>Platanus x acerifolia</i> 'Columbia' 'Columbia' London Plane Tree
	<i>Ulmus japonica x wilsoniana</i> Hybrid Accolade Elm
	<i>Platanus x acerifolia</i> 'Yarwood' 'Yarwood' London Plane Tree
	<i>Quercus shumardii</i> , Shumard Oak
	Flow-Through/Rain Garden Planting Area
	Ground Plane Planting





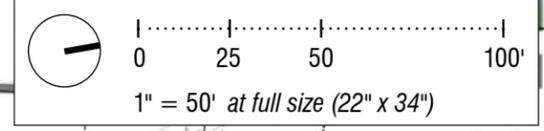
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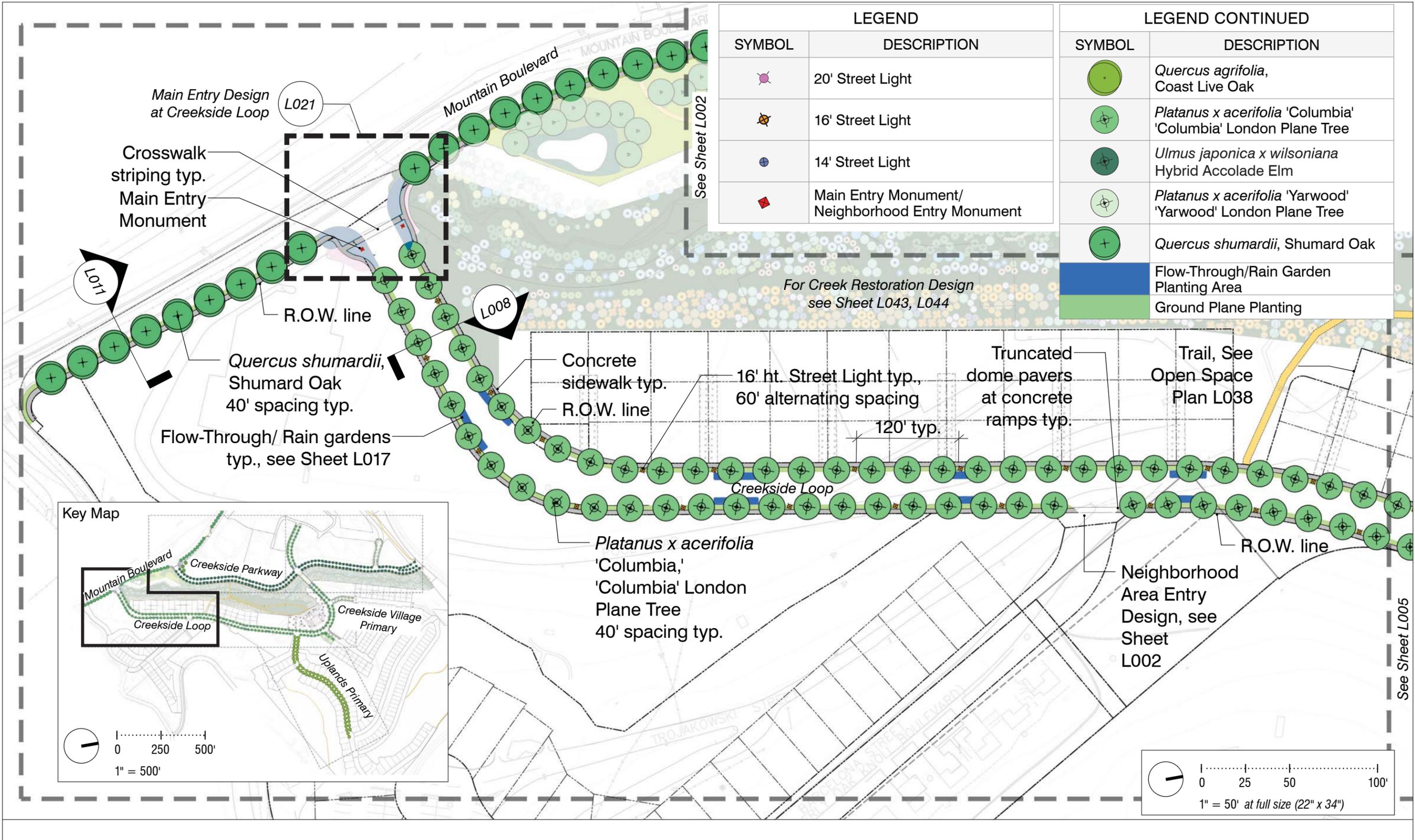
LEGEND CONTINUED	
SYMBOL	DESCRIPTION
	<i>Quercus agrifolia</i> , Coast Live Oak
	<i>Platanus x acerifolia</i> 'Columbia' 'Columbia' London Plane Tree
	<i>Ulmus japonica x wilsoniana</i> Hybrid Accolade Elm
	<i>Platanus x acerifolia</i> 'Yarwood' 'Yarwood' London Plane Tree
	<i>Quercus shumardii</i> , Shumard Oak
	Flow-Through/Rain Garden Planting Area
	Ground Plane Planting

See Sheet L002

See Sheet L005

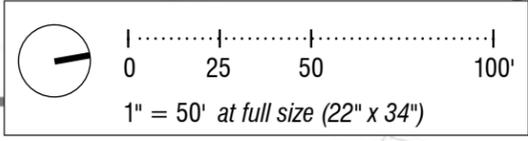
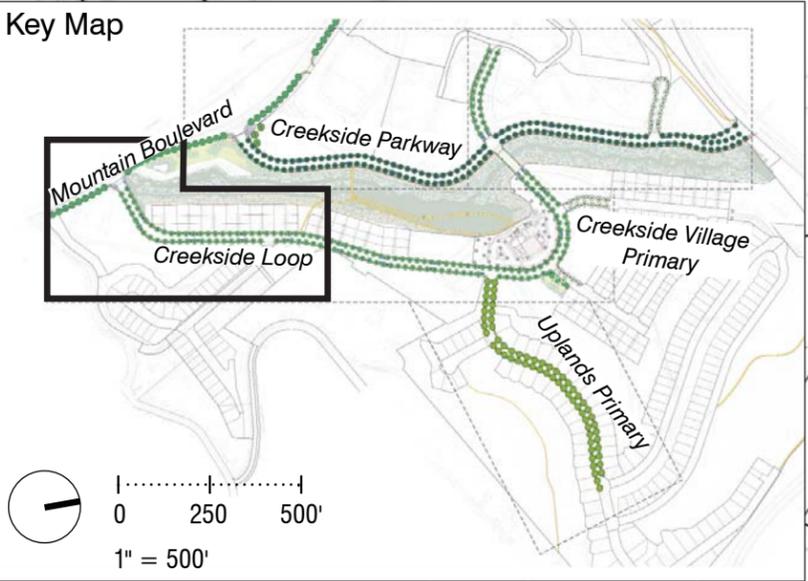
For Creek Restoration Design
see Sheet L043, L044

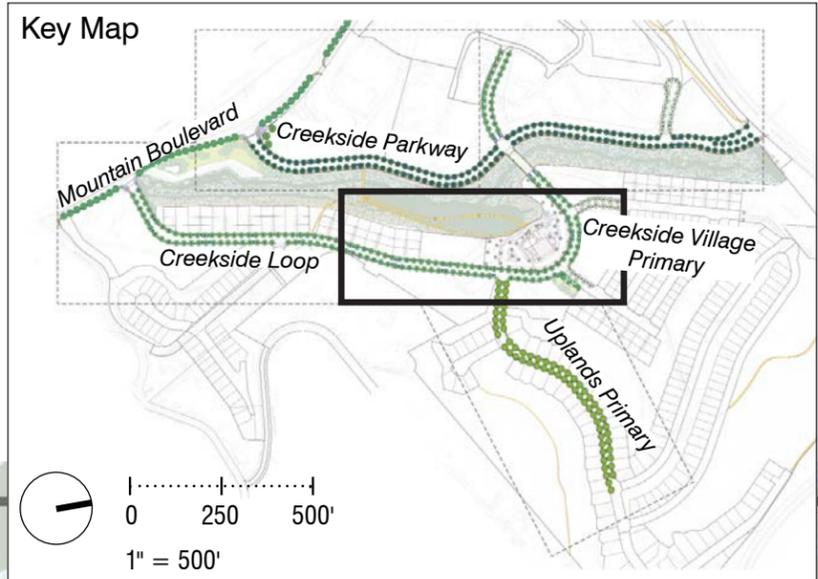




LEGEND	
SYMBOL	DESCRIPTION
	20' Street Light
	16' Street Light
	14' Street Light
	Main Entry Monument/ Neighborhood Entry Monument

LEGEND CONTINUED	
SYMBOL	DESCRIPTION
	<i>Quercus agrifolia</i> , Coast Live Oak
	<i>Platanus x acerifolia</i> 'Columbia' 'Columbia' London Plane Tree
	<i>Ulmus japonica x wilsoniana</i> Hybrid Accolade Elm
	<i>Platanus x acerifolia</i> 'Yarwood' 'Yarwood' London Plane Tree
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	Flow-Through/Rain Garden Planting Area
	Ground Plane Planting

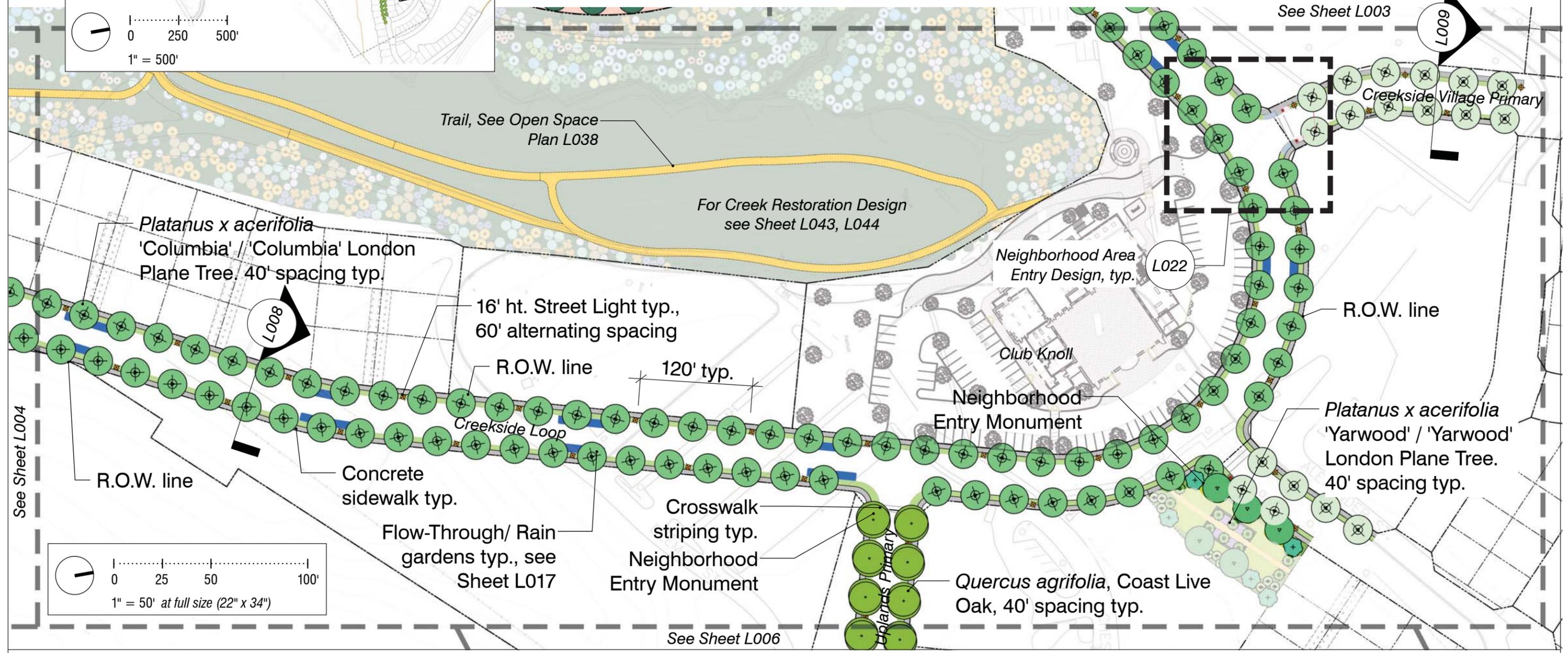




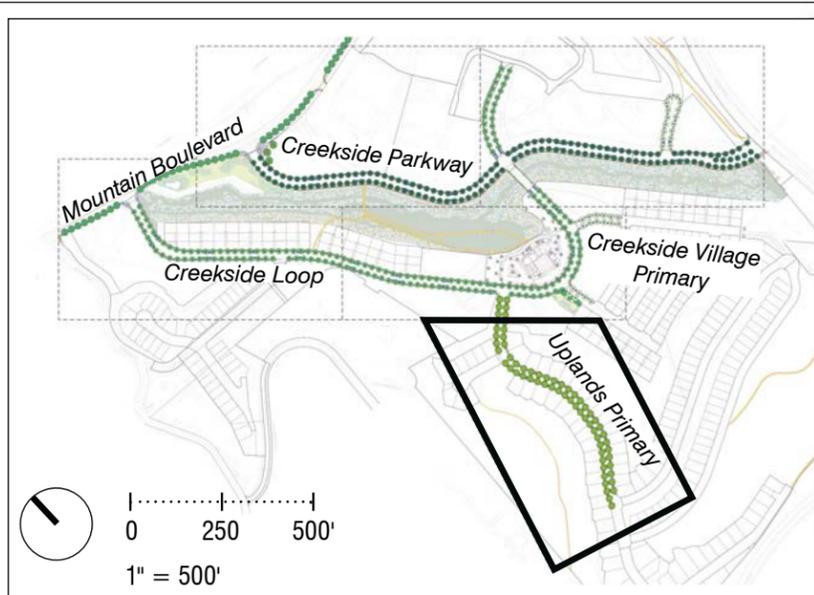
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LEGEND CONTINUED	
SYMBOL	DESCRIPTION
	<i>Quercus shumardii</i> , Shumard Oak
	Flow-Through/Rain Garden Planting Area
	Ground Plane Planting



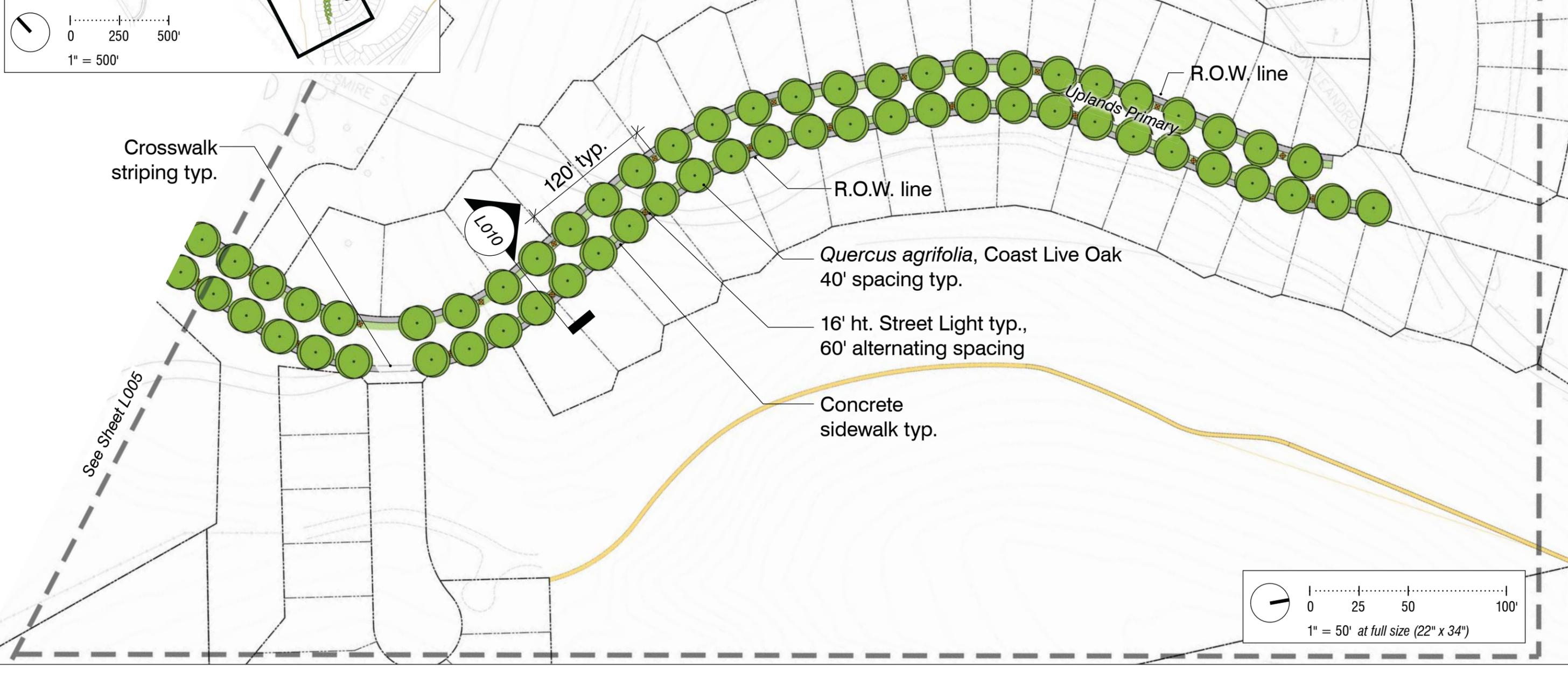
© 2016 HART HOWERTON. The designs and concepts shown are the sole property of Hart Howerton. The drawings may not be used except with the expressed written consent of Hart Howerton.

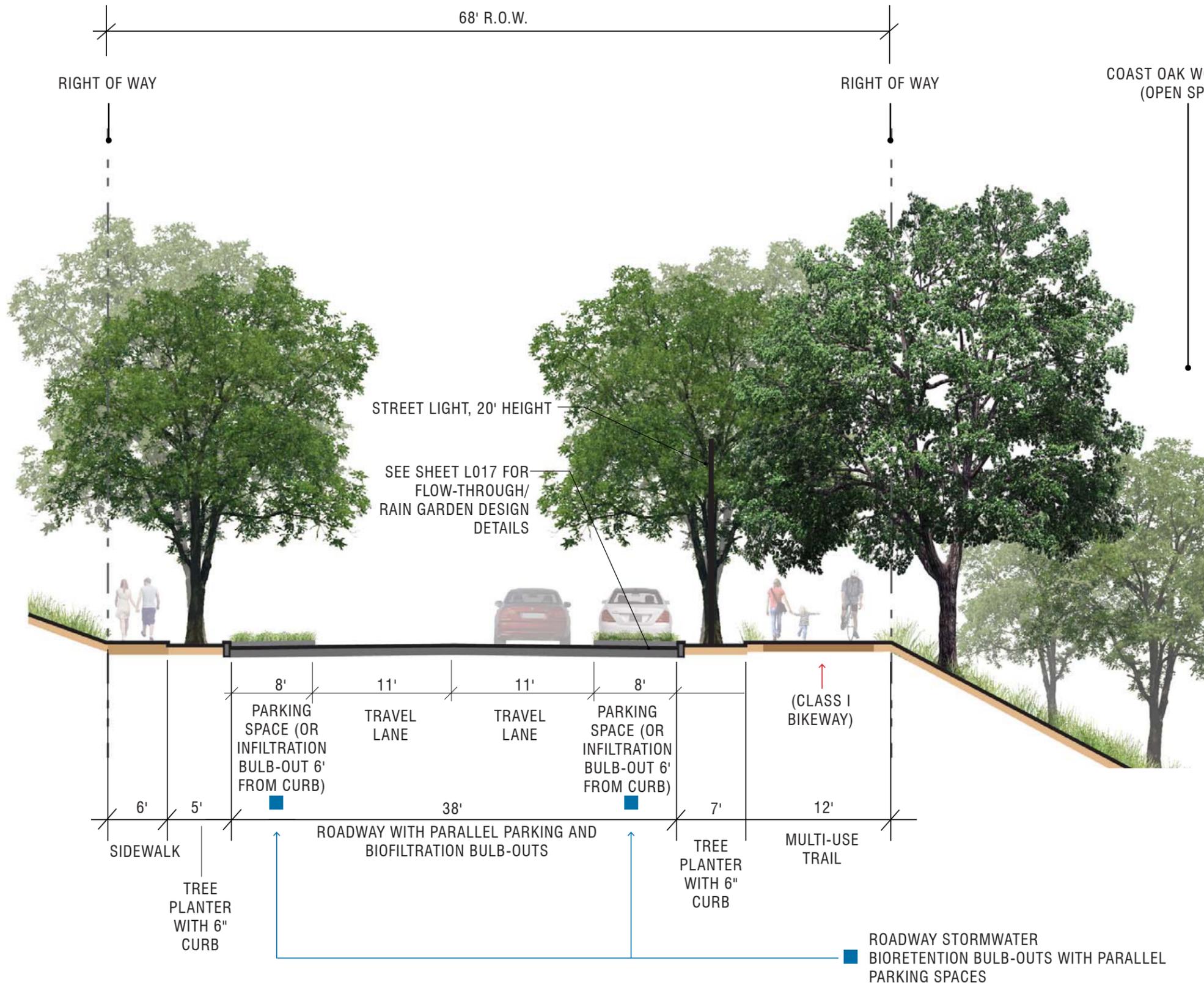


LEGEND	
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	14' Street Light
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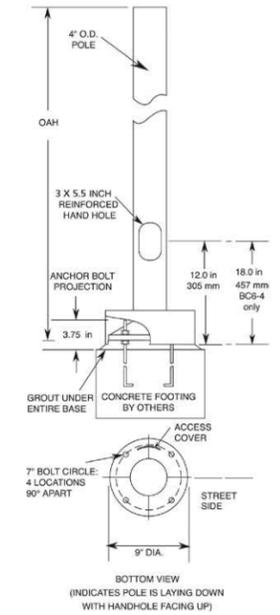
LEGEND CONTINUED	
SYMBOL	DESCRIPTION
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	<i>Platanus x acerifolia</i> 'Columbia' 'Columbia' London Plane Tree
	<i>Ulmus japonica x wilsoniana</i> Hybrid Accolade Elm
	<i>Platanus x acerifolia</i> 'Yarwood' 'Yarwood' London Plane Tree

LEGEND CONTINUED	
SYMBOL	DESCRIPTION
	<i>Quercus shumardii</i> , Shumard Oak
	Flow-Through/Rain Garden Planting Area
	Ground Plane Planting





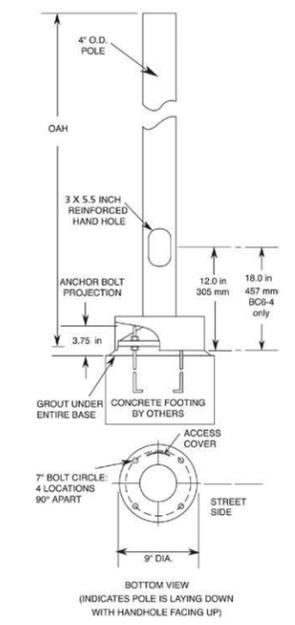
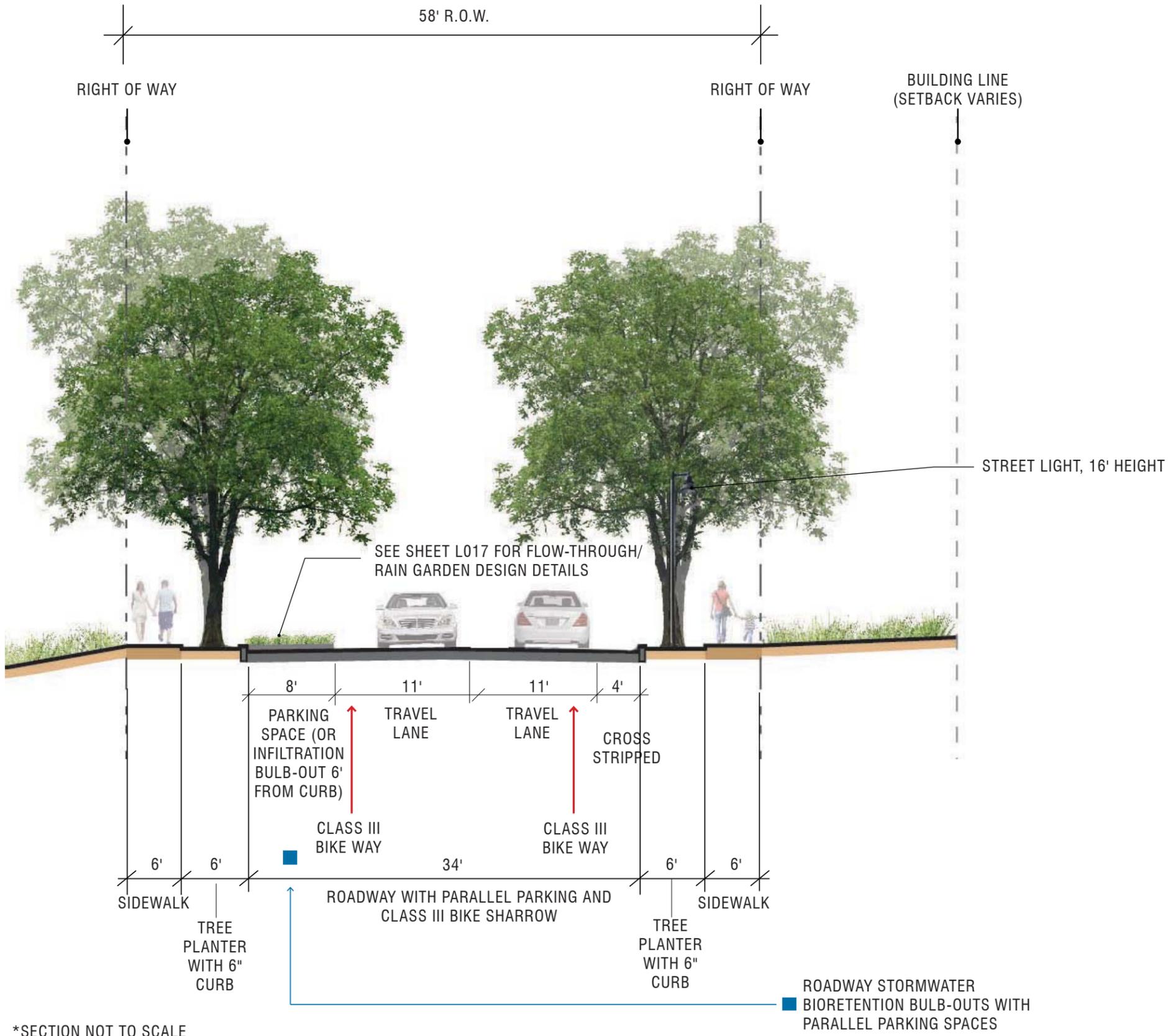
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City Standard Lighting
 'Universe' Luminaire and Pole, 20'
 Manufacturer: Architectural Area Lighting



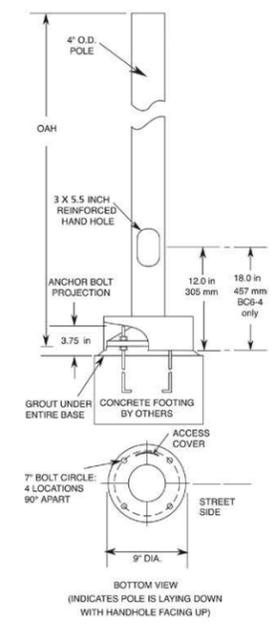
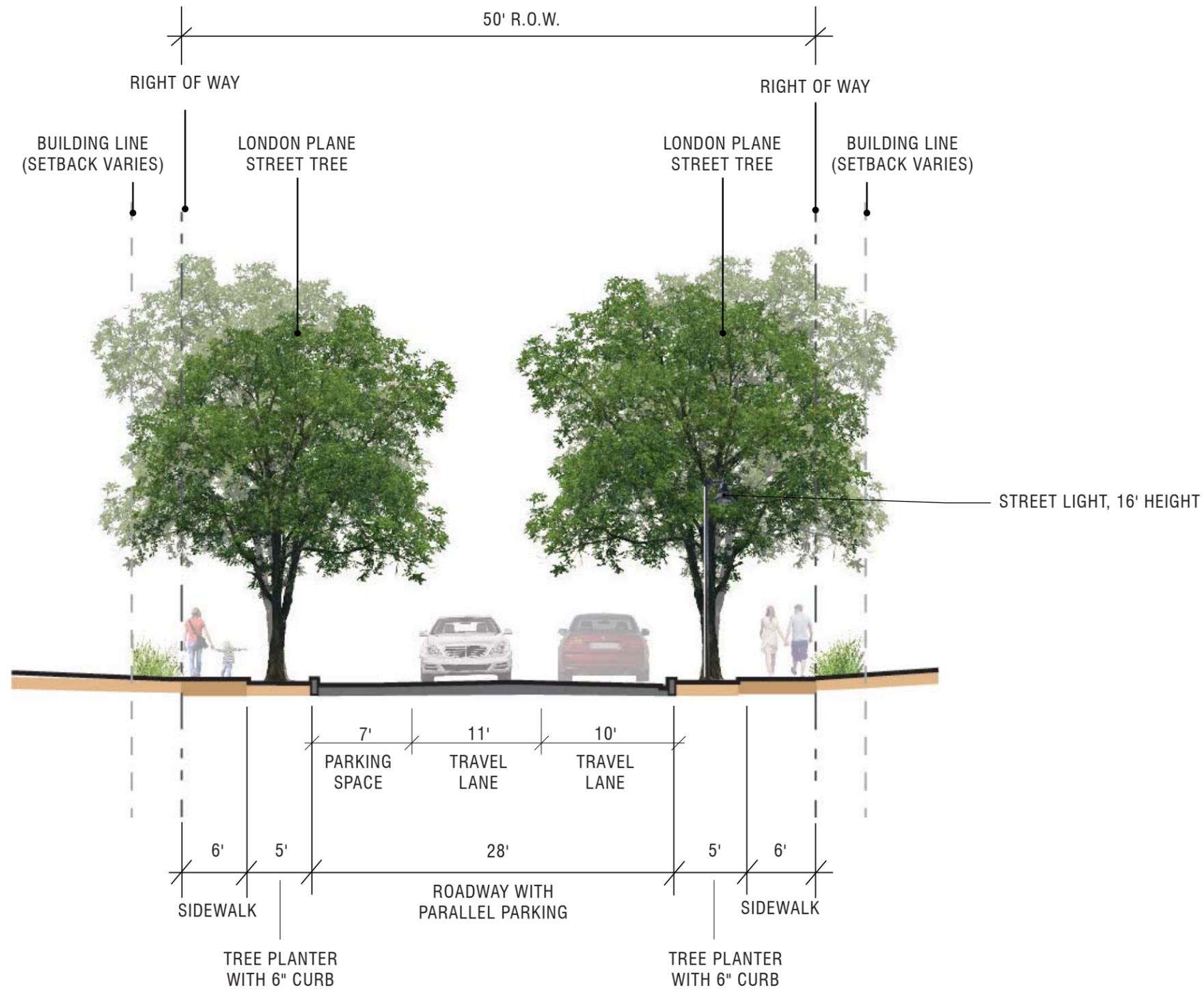
Street Tree:
Ulmus japonica x wilsoniana
 Hybrid Accolade Elm



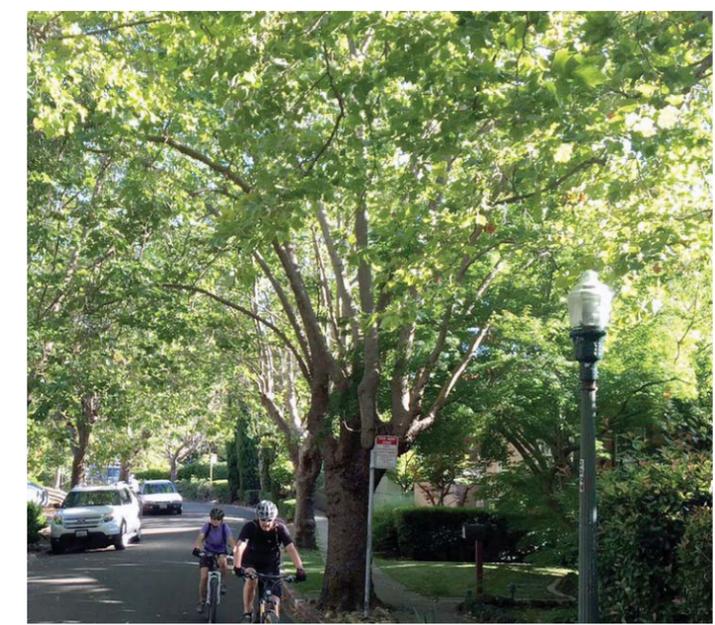
City Standard Lighting
 'Universe' Luminaire and Pole, 16' (14' at bridge)
 Manufacturer: Architectural Area Lighting



Street Tree:
Platanus x acerifolia 'Columbia'
 'Columbia' London Plane Tree

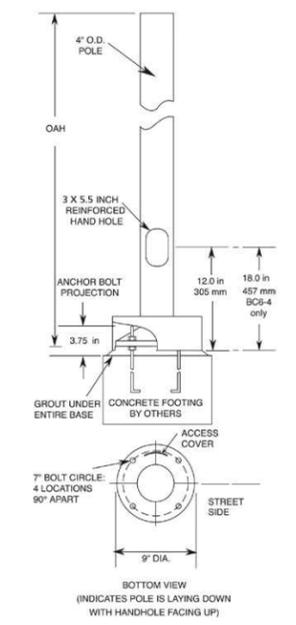
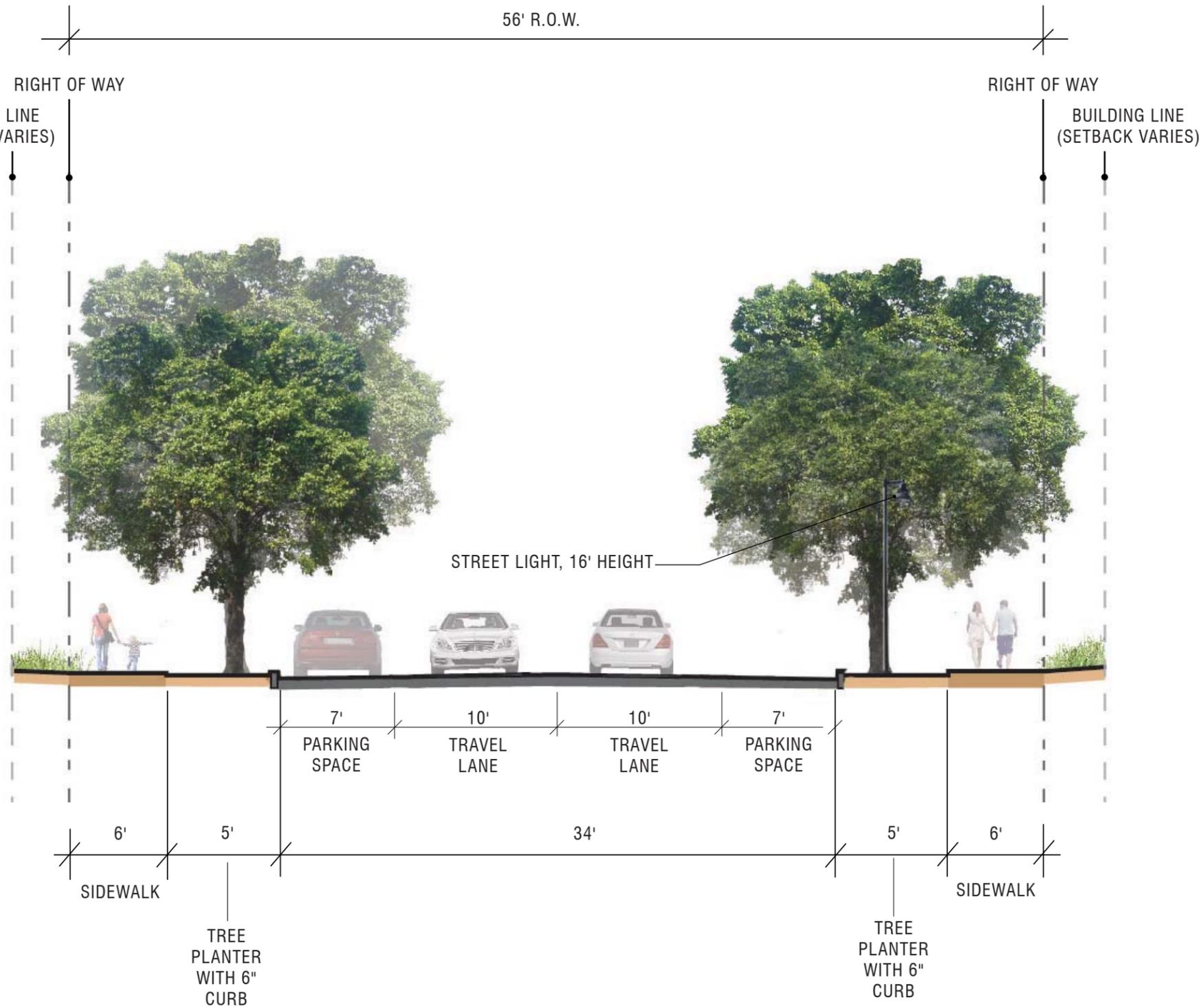


City Standard Lighting
 'Universe' Luminaire and Pole, 16'
 Manufacturer: Architectural Area Lighting



Street Tree:
 Platanus x acerifolia, London Plane Tree

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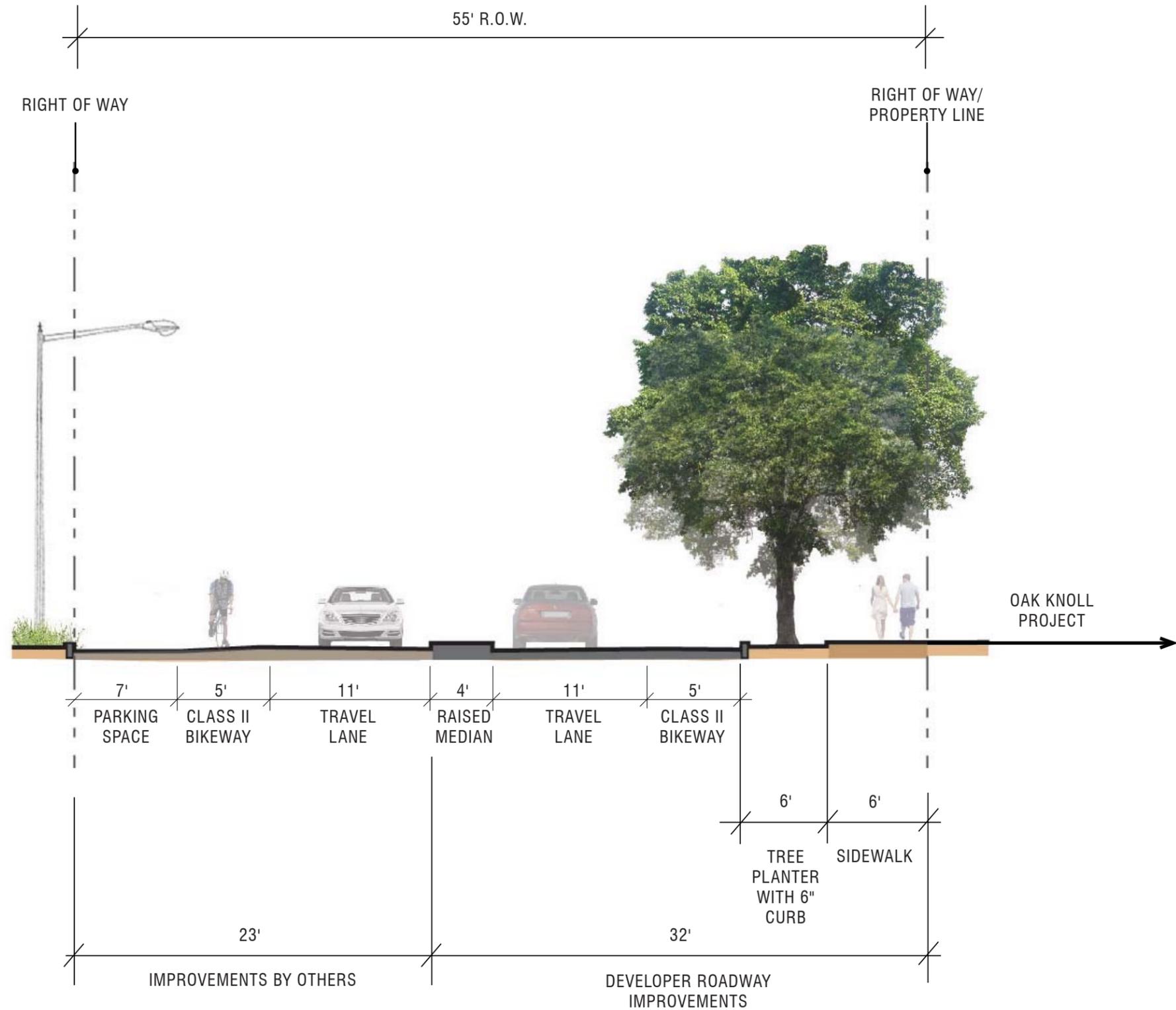


City Standard Lighting
 'Universe' Luminaire and Pole, 16'
 Manufacturer: Architectural Area Lighting



Street Tree:
Quercus agrifolia, Coast Live Oak

*SECTION NOT TO SCALE



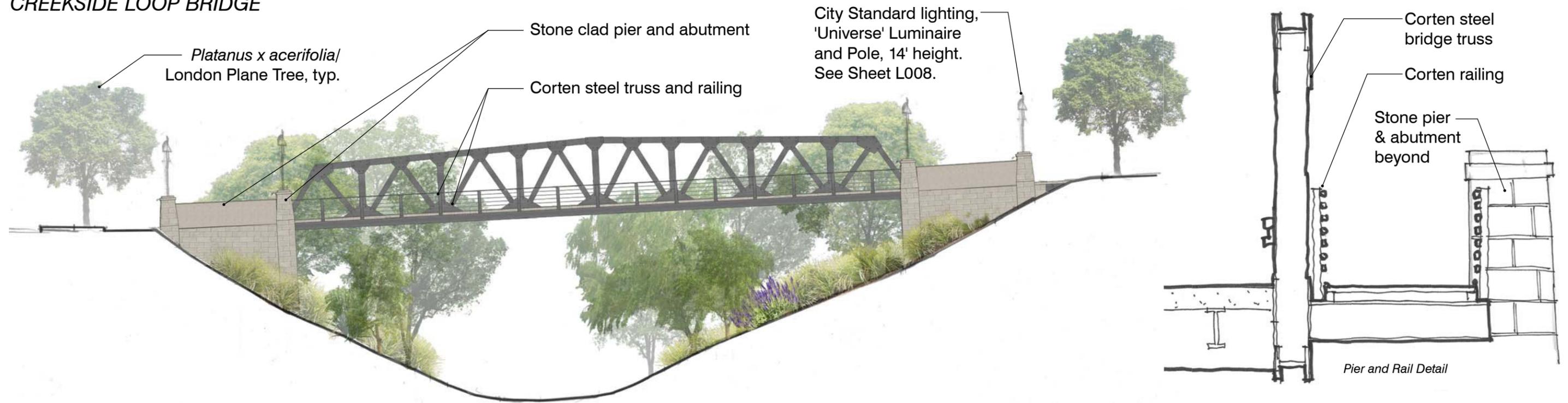
Existing Cobra Head Street Lighting to remain on west side; east side entries only



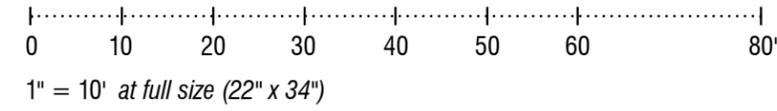
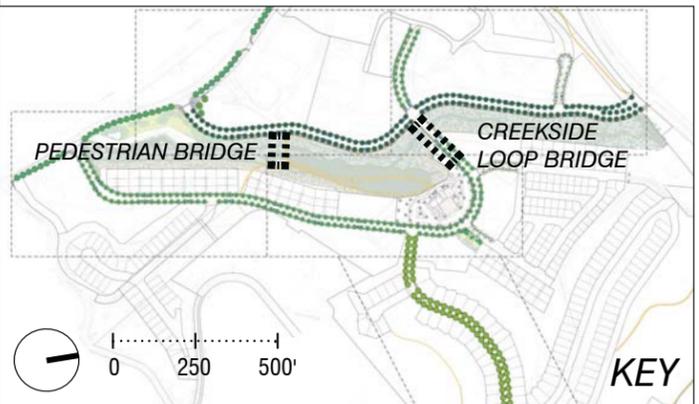
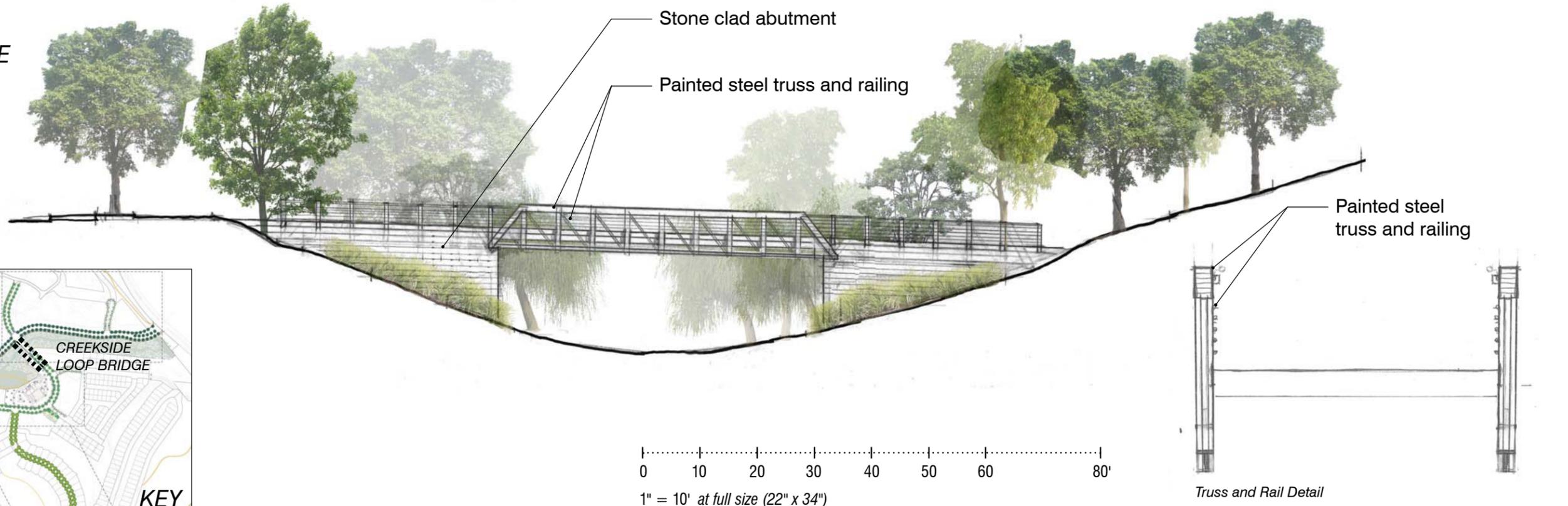
Street Tree: *Quercus shumardii*, Shumard Oak

*SECTION NOT TO SCALE

CREEKSIDE LOOP BRIDGE



PEDESTRIAN BRIDGE









Detectable tactile warning, surface-applied system. Dark gray for use at crosswalk ramps.



Continental crosswalk striping at intersections, per Caltrans Standards



Pavestone 'Anchor Diamond Pro' retaining walls. Straight face style, Sandstone Blend color with vine plantings. Site walls shown on VTTM Sheets C.5.0 - C5.5.



Lamp black concrete sidewalks, per City of Oakland Standards



Native Mow-Free Sod Mix

Sod / Seed Mix for Planting Strip between Curb and Sidewalk

NATIVE MOW-FREE SOD MIX		
BOTANICAL NAME	COMMON NAME	WATER USE (WUCOLS)
<i>Festuca idahoensis</i>	Idaho Fescue	Very Low
<i>Festuca rubra</i>	Molate Fescue	Low
<i>Western Mokelumne Fescue</i>	Festuca Occidentalis	Not rated

SEED MIX ALTERNATE			
BOTANICAL NAME	COMMON NAME	BULK #'S/ACRE	MIN % PLS (PURE LIVE SEED)
<i>Argostis pallens</i>	California Bentgrass	15.00	80
<i>Festuca rubra</i> 'Molate'	Molate Native Red Fescue	60.00	85

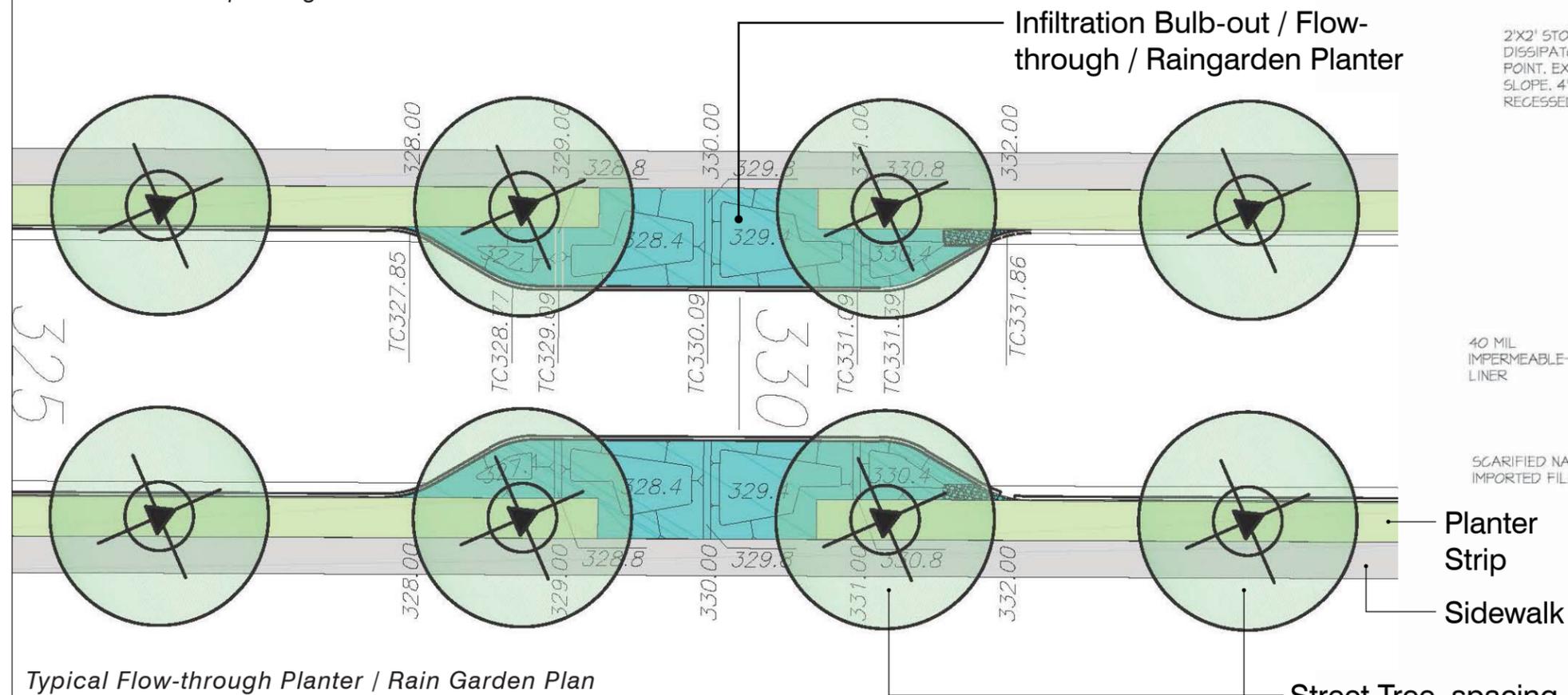
MIN % PLS (PURE LIVE SEED) = Seed Purity x Germination Rate



Typical Infiltration Bulb-out / Flow-through Planter / Rain Garden
Concept Image

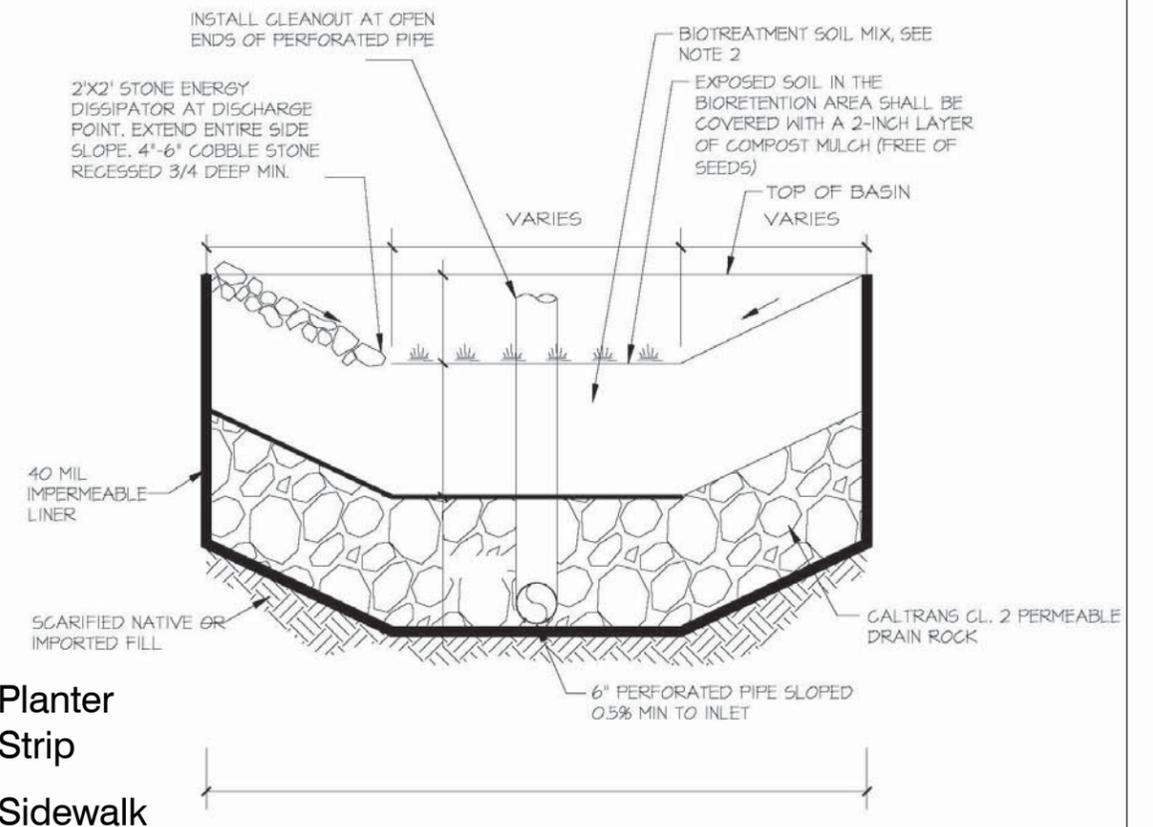
NOTES:

1. STENCIL "NO DUMPING, FLOWS TO BAY" LOGO IN BLUE COLOR ON A WHITE BACKGROUND, ADJACENT TO STORM DRAIN INLET.
2. BIOTREATMENT SOIL MIX: BIOTREATMENT SOIL MIX SHALL CONFORM TO THE SPECIFICATIONS PROVIDED IN ATTACHMENT L OF THE MUNICIPAL REGIONAL STORMWATER PERMIT
 - A. ACHIEVE A LONG-TERM, IN-PLACE INFILTRATION RATE OF AT LEAST 5 INCHES PER HOUR.
 - B. SUPPORT VIGOROUS PLANT GROWTH.
 - C. CONSIST OF THE FOLLOWING MIXTURE OF FINE SAND AND COMPOST, MEASURED ON A VOLUME BASIS:
 - 60%-70% SAND
 - 30%-40% COMPOST
3. COMPACTION OF THE UNDERLYING SOILS BELOW THE BIORETENTION AREA SHOULD BE AVOIDED.
4. PLANTING FOR BIORETENTION AREAS SHALL BE DROUGHT TOLERANT PLANTS AND CONFORM TO THE PLANT LIST PROVIDED IN APPENDIX D OF SANTA CLARA VALLEY URBAN RUNOFF POLLUTION PREVENTION PROGRAM'S C.3 HANDBOOK.



Typical Flow-through Planter / Rain Garden Plan
(at Creekside Parkway)

0 20 40'
1" = 20' at full size (22" x 34")



BACKFILL BIORETENTION ONLY WITH PERMEABLE PLANTING MATERIAL AND DRAIN ROCK AS SPECIFIED IN THIS DETAIL. ABSOLUTELY NO NATIVE MATERIAL SHALL BE USED FOR BACKFILL.

Typical Flow-through Planter / Rain Garden Section
(Not to Scale)



Carex pansa
Slough Sedge



Carex tumulicola
Berkeley Sedge



Festuca rubra
Red Fescue



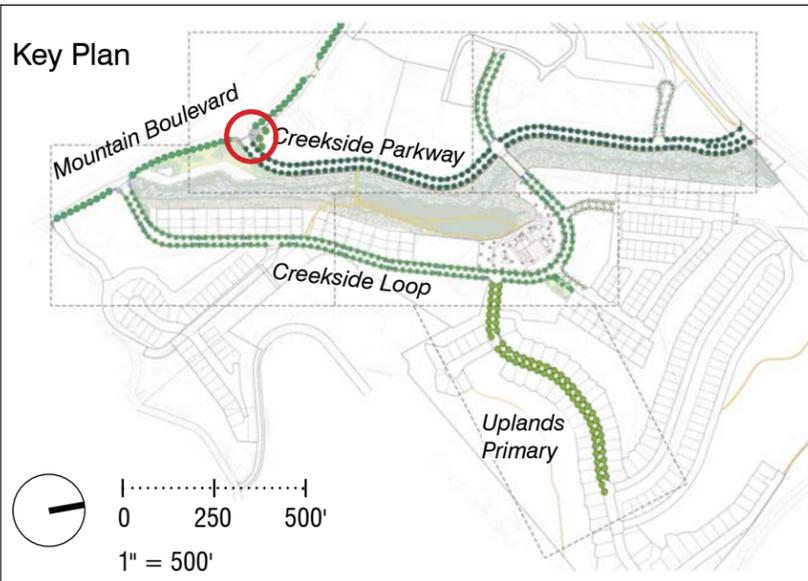
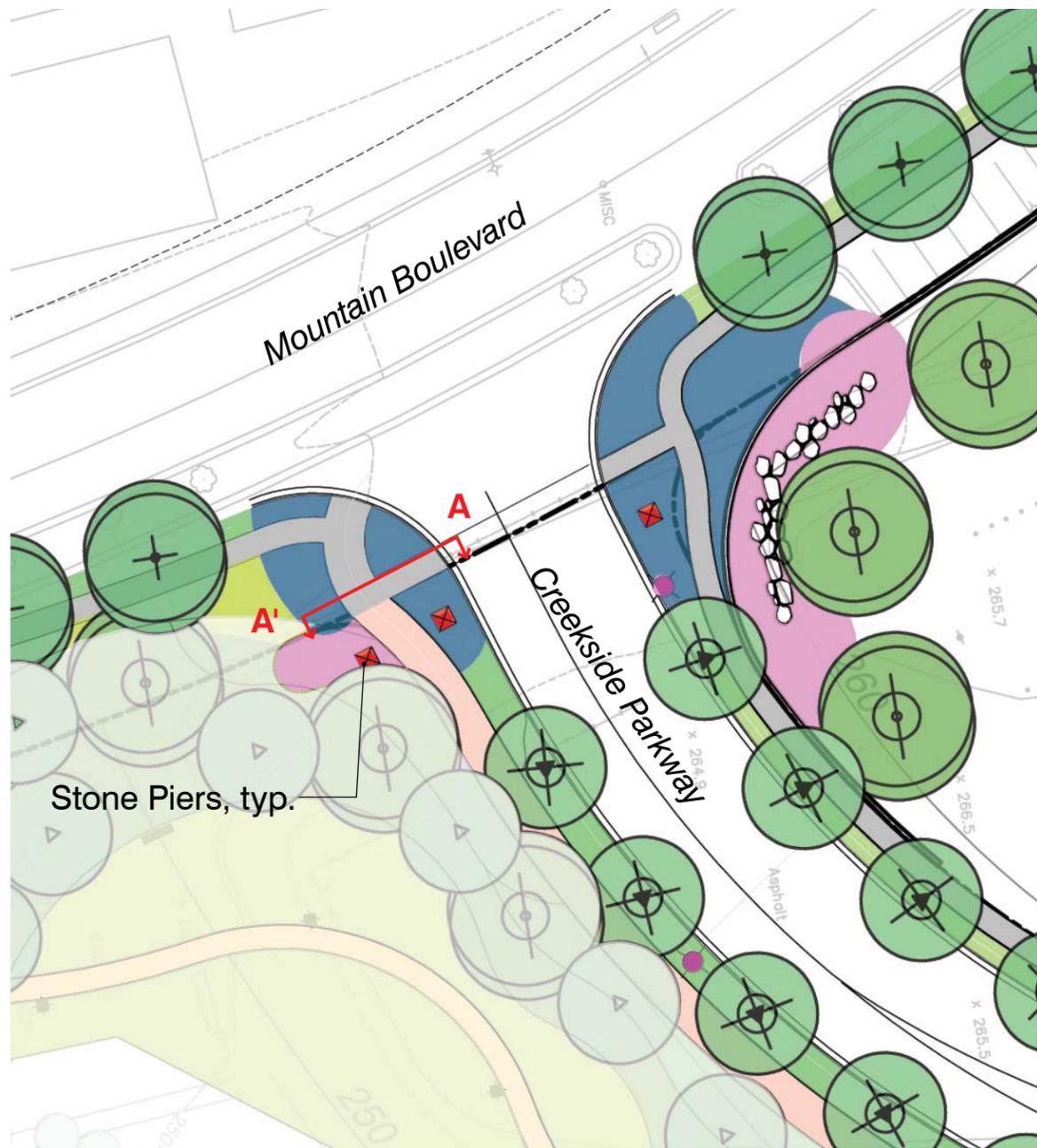
Mimulus cardinalis
Scarlet Monkey Flower



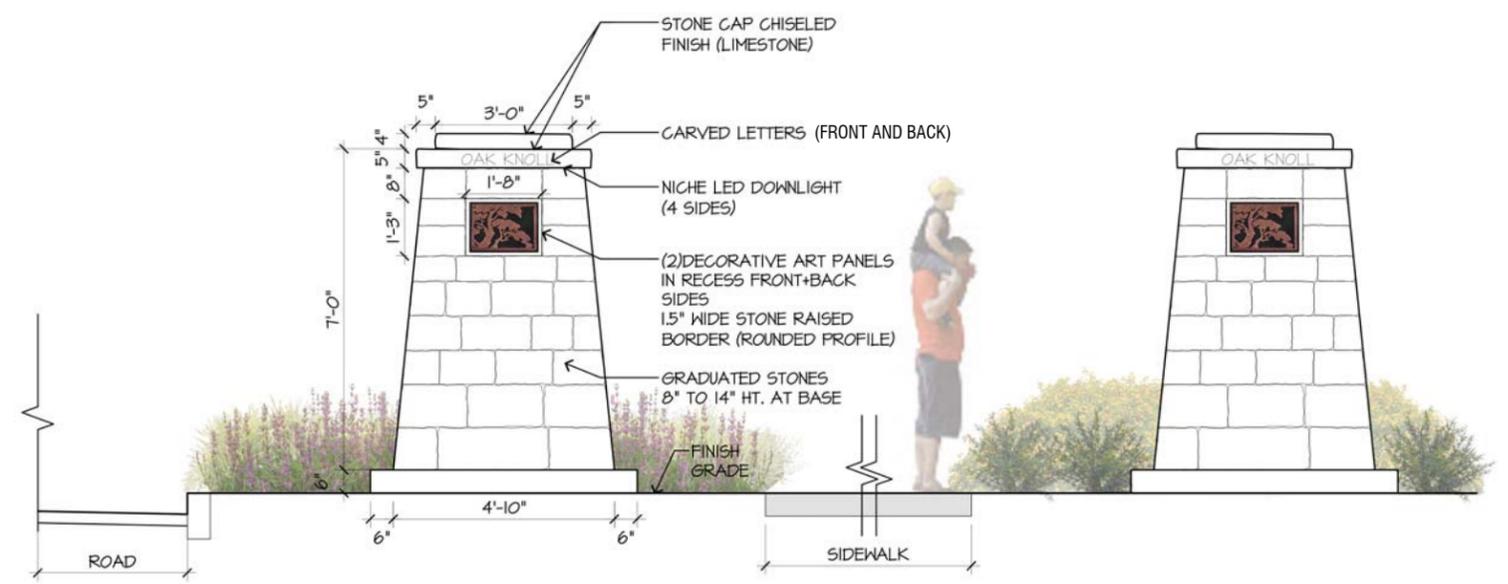
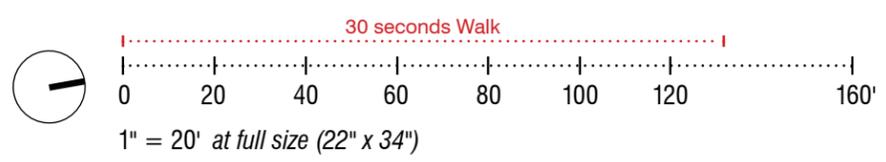
Juncus effusus
Common Rush



Juncus patens
California Gray Rush

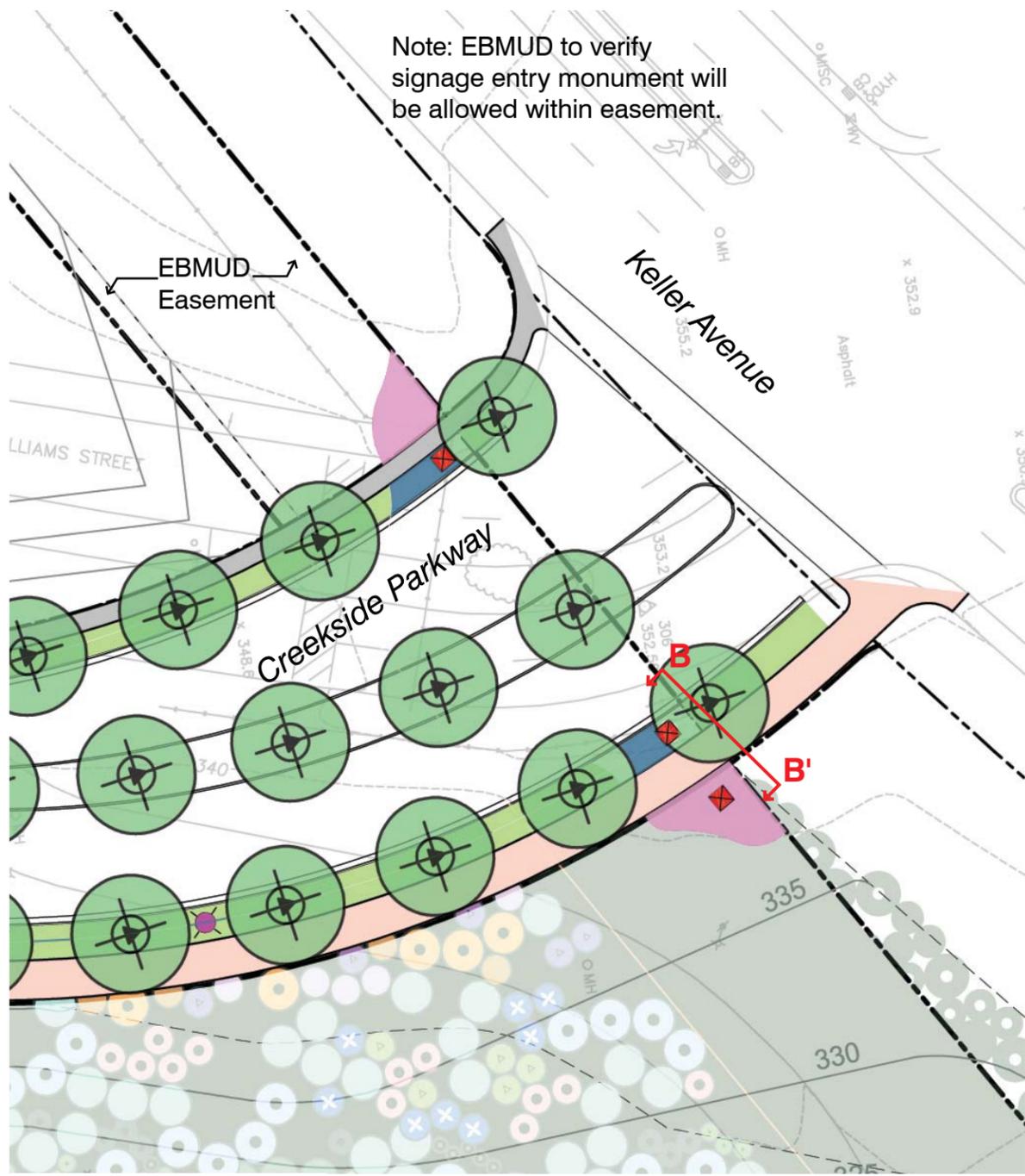


Main Entry Enlargement Plan



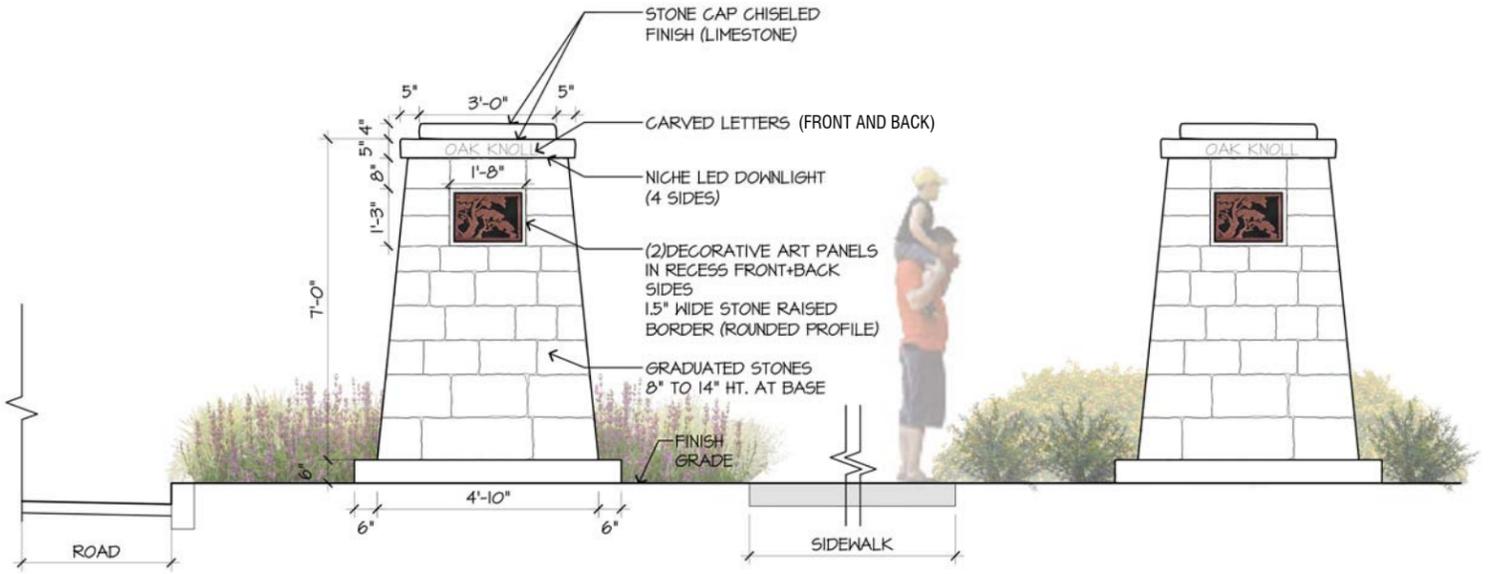
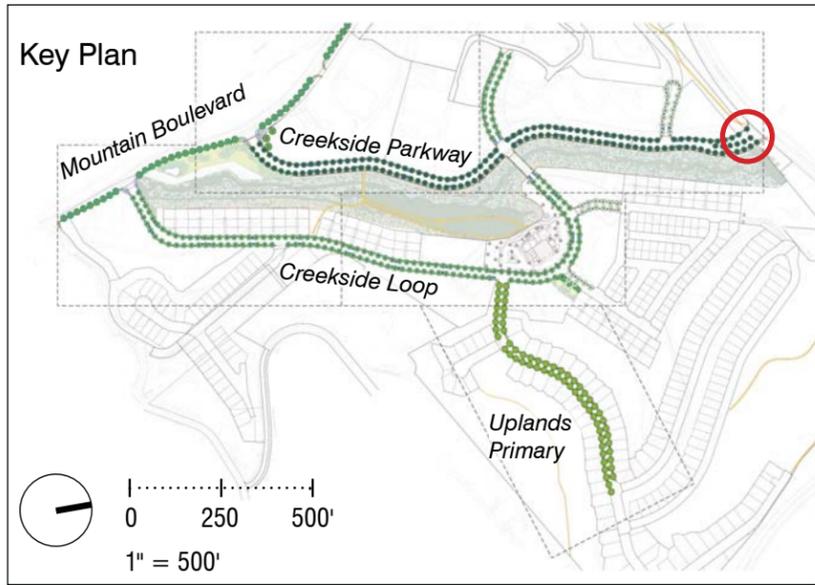
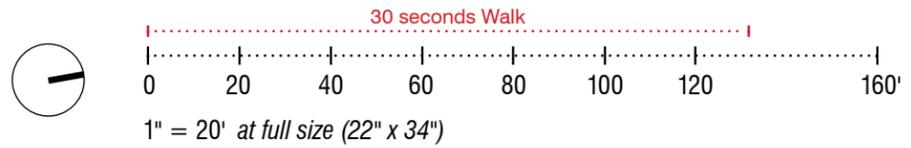
Section A-A'

1/2" = 1'-0" at full size (22" x 34")



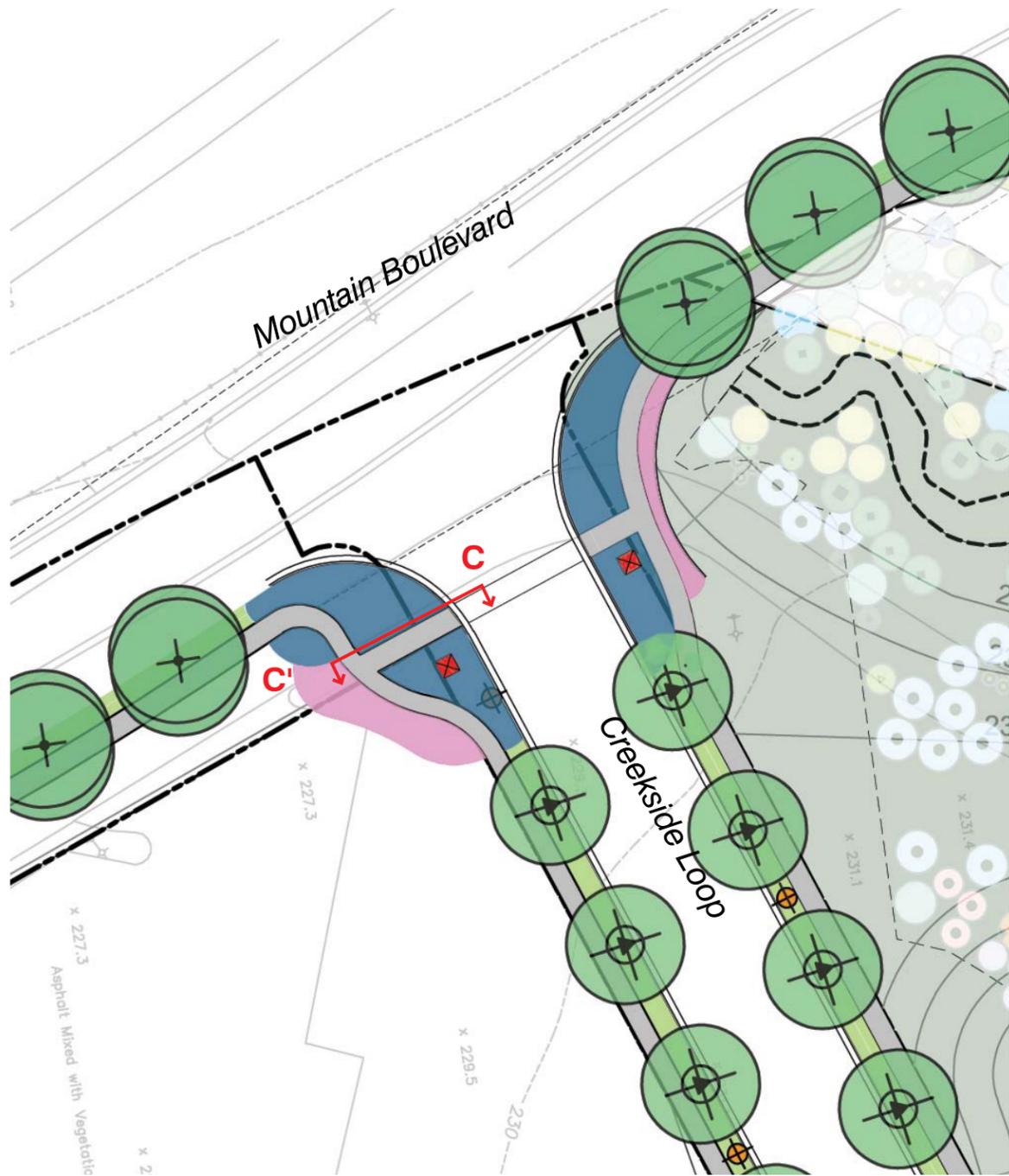
Note: EBMUD to verify signage entry monument will be allowed within easement.

Enlargement Plan

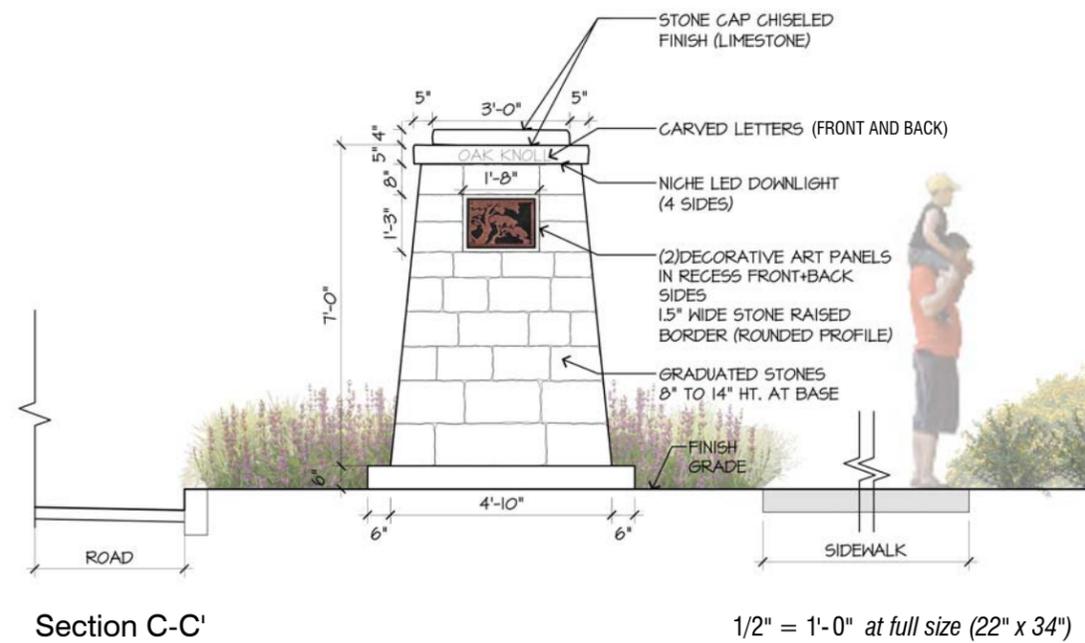
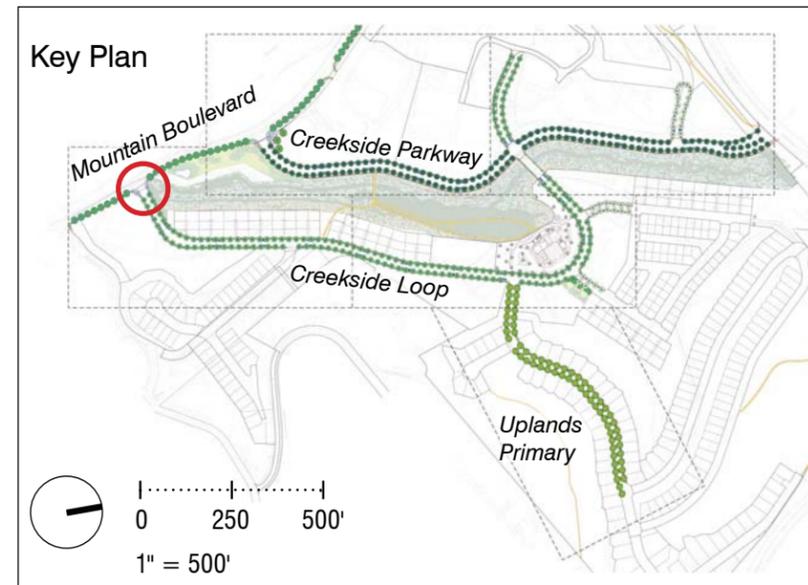
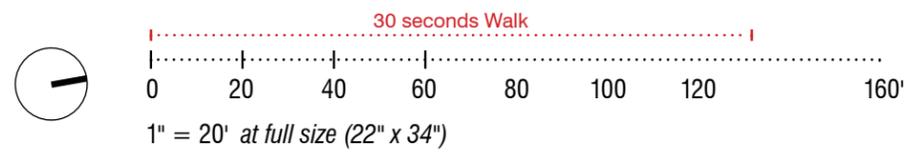


Section B-B'

1/2" = 1'-0" at full size (22" x 34")

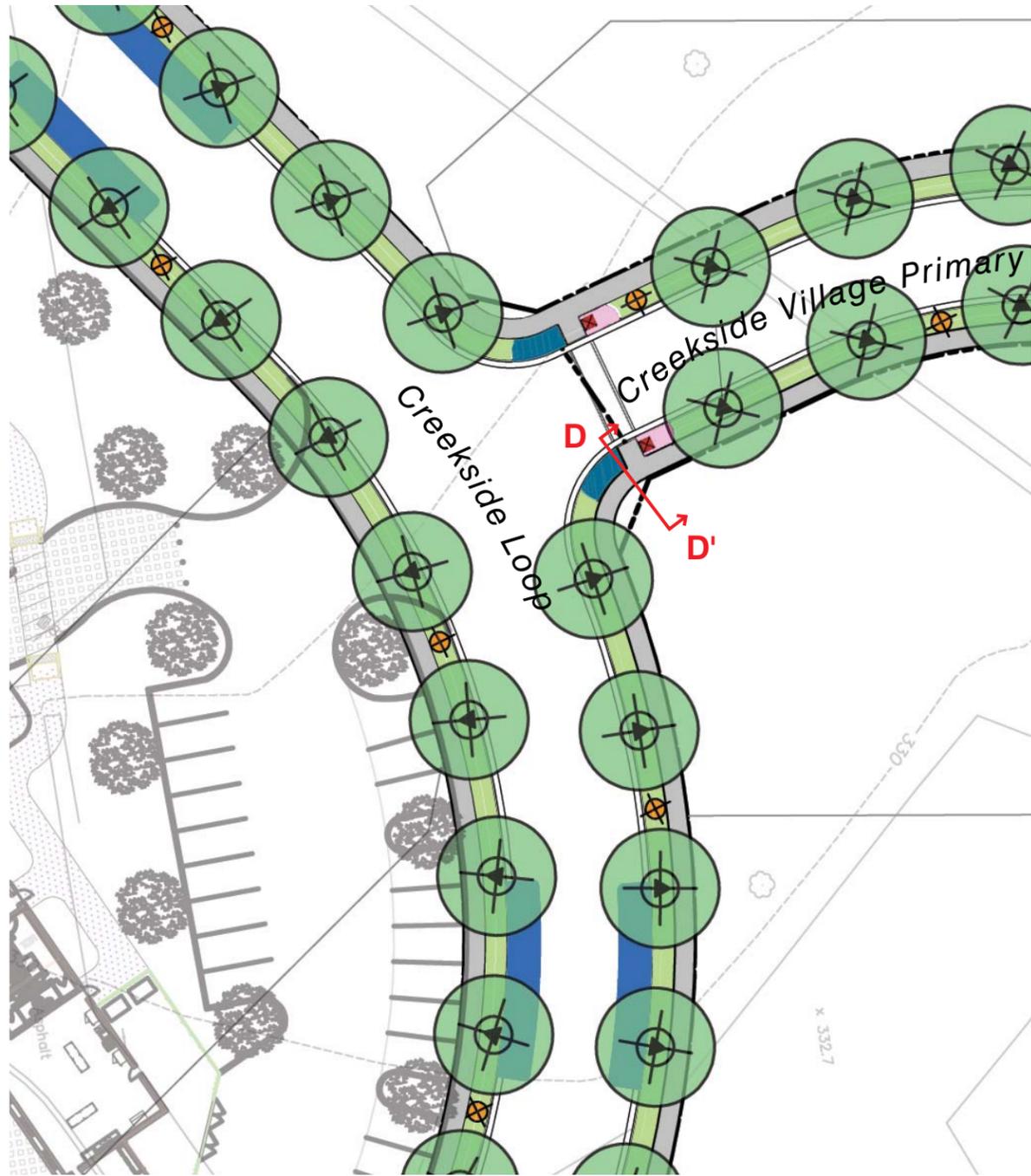


Enlargement Plan

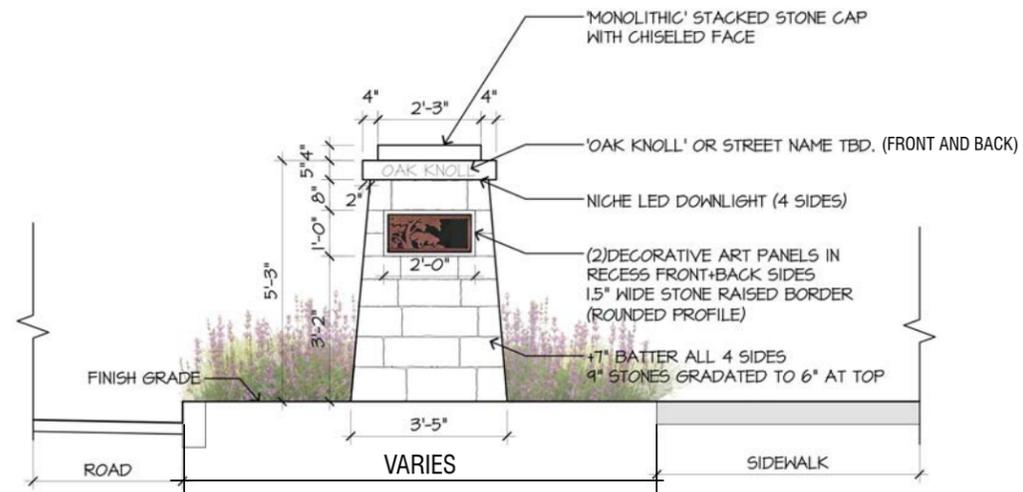
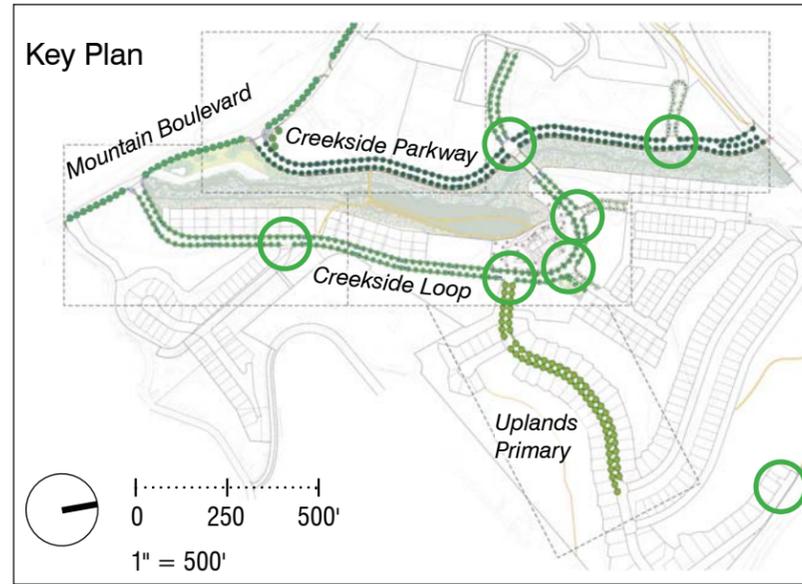
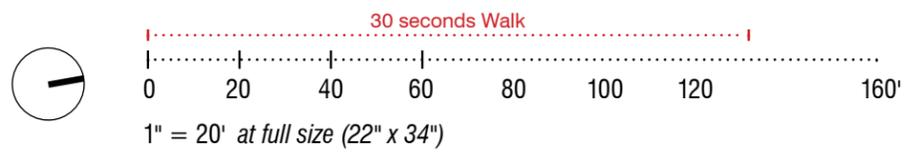


Section C-C'

1/2" = 1'-0" at full size (22" x 34")



Enlargement Plan



Section D-D'

1/2" = 1'-0" at full size (22" x 34")





Arctostaphylos edmundsii 'Rosy Dawn' or 'Bert Johnsen'



Arctostaphylos densiflora Lutsko's Pink



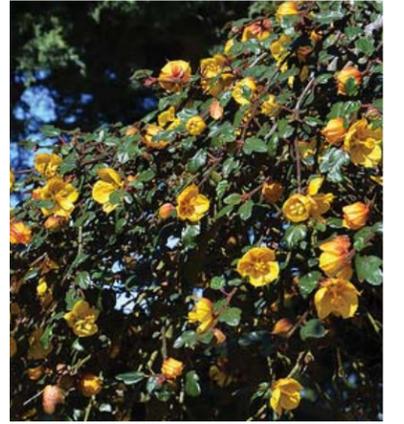
Ceanothus gloriosus



Mimulus 'Eleanor'



Ceanothus 'Tilden' or 'Sunbird'



Fremontodendron californicum 'Ken Taylor'

GROUND PLANE PLANTING LEGEND

SYMBOL	DESCRIPTION
--------	-------------

Cell A: Oak Woodland

- Arctostaphylos edmundsii* 'Rosy Dawn' or 'Bert Johnsen'
- Arctostaphylos densiflora* Lutsko's Pink
- Ceanothus gloriosus*
- Mimulus* 'Eleanor'
- Ceanothus* 'Tilden' or 'Sunbird'
- Fremontodendron californicum* 'Ken Taylor'

Cell B: Meadow Grasses / Perennials

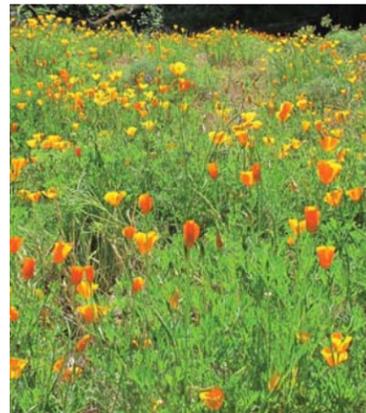
- Festuca idahoensis* 'Tomales Bay'
- Festuca rubra* 'Patrick's Point'/ Patrick's Point Red Fescue
- Festuca rubra* 'Molate'/ Molate Red Fescue
- Koeleria macrantha* 'Barkoel'
- Muhlenbergia dubia*/ Texas Muhly
- Calamagrostis foliosa*/ Cape Mendocino Reed Grass
- Achillea millefolium*/ Yarrow
- Eschscholzia californica* 'Maritima'/ California Poppy
- Erigeron glaucus* Cape Sebastian and W.R./ Seaside Daisy
- Lavatera maritima*



Calamagrostis foliosa/ Cape Mendocino Reed Grass



Erigeron glaucus Cape Sebastian and W.R./ Seaside Daisy



Eschscholzia californica 'Maritima'/ California Poppy



Festuca idahoensis 'Tomales Bay'



Festuca rubra 'Molate'/ Molate Red Fescue



Achillea millefolium/ Yarrow



Festuca rubra 'Patrick's Point'/ Patrick's Point Red Fescue



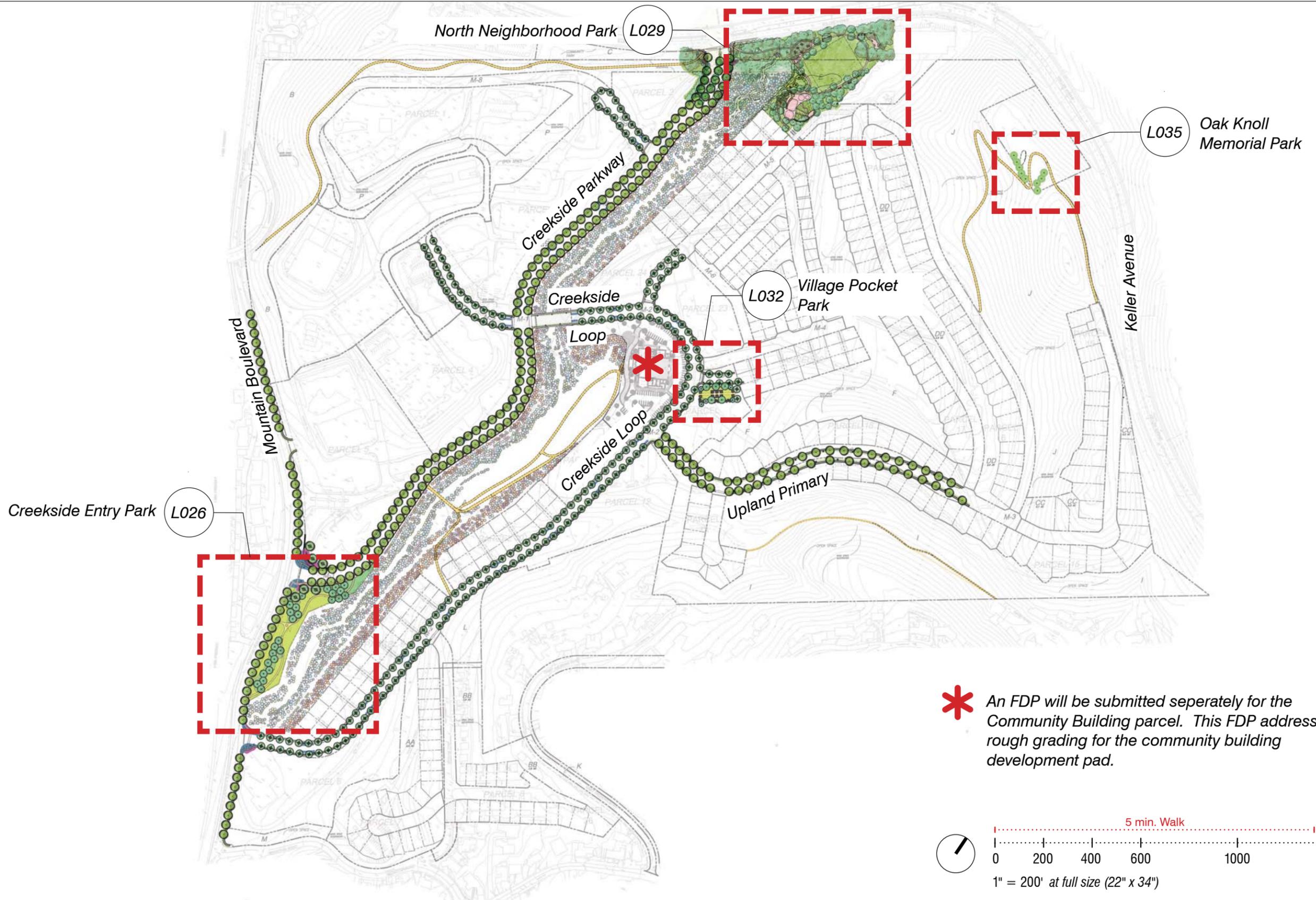
Koeleria macrantha 'Barkoel'



Lavatera maritima



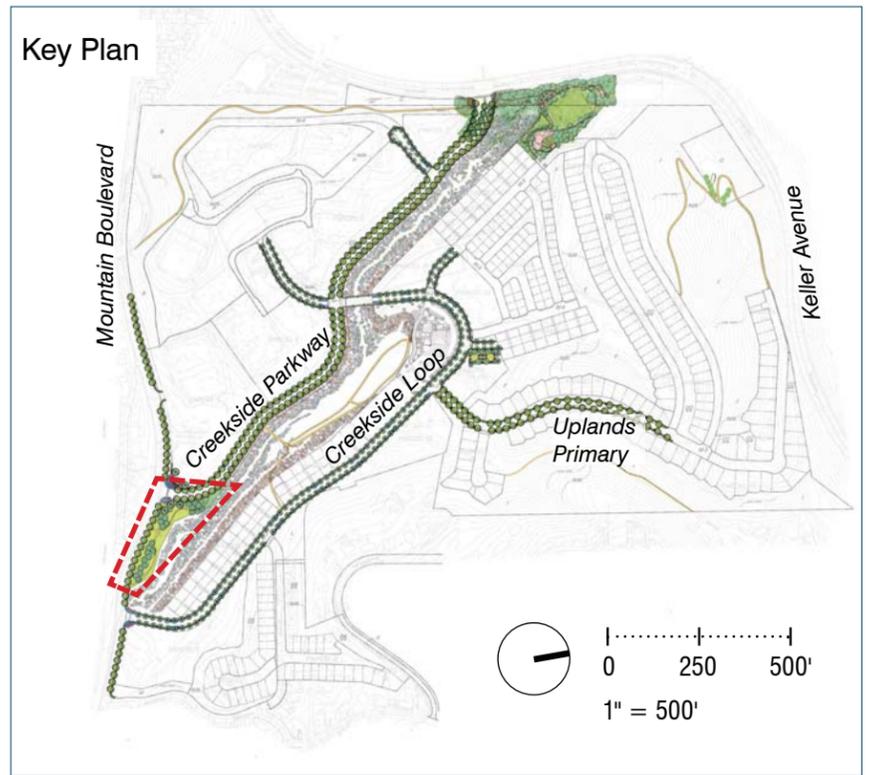
Muhlenbergia dubia/ Texas Muhly





See Sheet L019 for Entrance Monument

See Sheet L043, L044 for Creek Planting



PARK LEGEND

#	Use/Activity
1	Play Lawn (passive/informal use)
2	Benches (quiet seating with riparian view)
3	Trash Container, Dog Waste Dispenser
4	Street Parking
5	Concrete or Asphalt Path with Metal Edging, 6' Wide (walking/jogging)
6	Multi-Use Trail
7	Sidewalk
8	Entrance Feature (Stone Piers, low walls and special planting)
9	Park Lighting
10	Detention Basin



GROUND PLANE PLANTING LEGEND

SYMBOL	DESCRIPTION
--------	-------------

Cell A: Sod Lawn (irrigated, low water use and low maintenance recreational turf)

	90-10 Delta Bluegrass mix form
--	--------------------------------

Cell B: Mixed planting of Native Meadow Grasses (irrigated, low water use, low maintenance)

	Delta Bluegrass No-Mow sod form meadow grass
	<i>Carex praegracilis</i> / Clustered field Sedge
	<i>Carex pansa</i> / California Meadow Sedge
	<i>Carex divulsa</i> / Berkeley Sedge

Cell C: Park Woodland

	<i>Rhamnus californica</i> / Coffeeberry
	<i>Arctostaphylos densiflora</i> / Sentinel manzanita
	<i>Ribes sanguineum</i> / Pink Flowering Currant
	<i>Ribes speciosum</i> / Fuchsia flowered Gooseberry
	<i>Woodwardia fimbriata</i> / Western Sword Fern
	<i>Iris douglasiana</i> 'Canyon Snow' / Native Iris
	<i>Festuca rubra</i> 'Molate' / Molate Red Fescue
	<i>Polypodium californicum</i> / California Polypody Fern
	<i>Symphoricarpos mollis</i> / Trailing Snowberry
	<i>Sambucus caerulea</i> / Blue Elderberry



Delta Bluegrass No-Mow sod form meadow grass



Carex praegracilis Clustered field Sedge



Carex pansa California Meadow Sedge



Carex divulsa Berkeley Sedge



Rhamnus californica Coffeeberry



Arctostaphylos densiflora Sentinel manzanita



Ribes sanguineum Pink Flowering Currant



Ribes speciosum Fuchsia flowered Gooseberry



Woodwardia fimbriata Western Sword Fern



Iris douglasiana 'Canyon Snow' Native Iris



Festuca rubra 'Molate' Molate Red Fescue



Polypodium californicum California Polypody Fern



Symphoricarpos mollis Trailing Snowberry



Sambucus caerulea Blue Elderberry



PARK LEGEND

#	Use/Activity
1	Play Lawn (informal ball field)
2	Children's Play Area (not enclosed, bark mulch)
3	Bike Rack, Trash Container, Dog Waste Bag Dispenser
4	Parking
5	Picnic Tables on Decomposed Granite
6	Decomposed Granite Path with Stabilizer and Edging
7	Detention Basin
8	Park Seating
9	"Shutes and Ladders"

Total Disturbed - 1.70 ac
 Total Undisturbed - 1.29 ac
 Total 2 Parcels - 2.99 ac



GROUND PLANE PLANTING LEGEND	
SYMBOL	DESCRIPTION
Cell A: Sod Lawn (irrigated, low water use and low maintenance recreational turf)	
	To be selected.
Cell B: Hillside Erosion Control Native Grass Hydroseed Mix (non-irrigated). See Sheet L044 for Seed Mix.	
Cell C: Mixed planting of Native Meadow Grasses (irrigated, low water use, low maintenance)	
	Delta Bluegrass No-Mow sod form meadow grass
	<i>Festuca rubra</i> 'Molate' / 'Molate' Creeping Red Fescue
	<i>Koeleria micrantha</i> 'Barkoel' / Barkoel June Grass
	<i>Carex praegracilis</i> / Clustered field Sedge
	<i>Carex pansa</i> / California Meadow Sedge
	<i>Carex divulsa</i> / Berkeley Sedge
Cell D: Oak Woodland Shrub/Groundcover	
	30% Rhamnus calif. 'Seaview' / Dwarf Coffeeberry
	35% Ribes sanguineum / Flowering Currant
	35% Arctostaphylos uva-ursi 'Radiant' / 'Radiant' Manzanita groundcover



Delta Bluegrass No-Mow sod form meadow grass



Festuca rubra 'Molate' 'Molate' Creeping Red Fescue



Koeleria micrantha 'Barkoel' Barkoel June Grass



Carex praegracilis Clustered field Sedge



Carex pansa California Meadow Sedge



Carex divulsa Berkeley Sedge



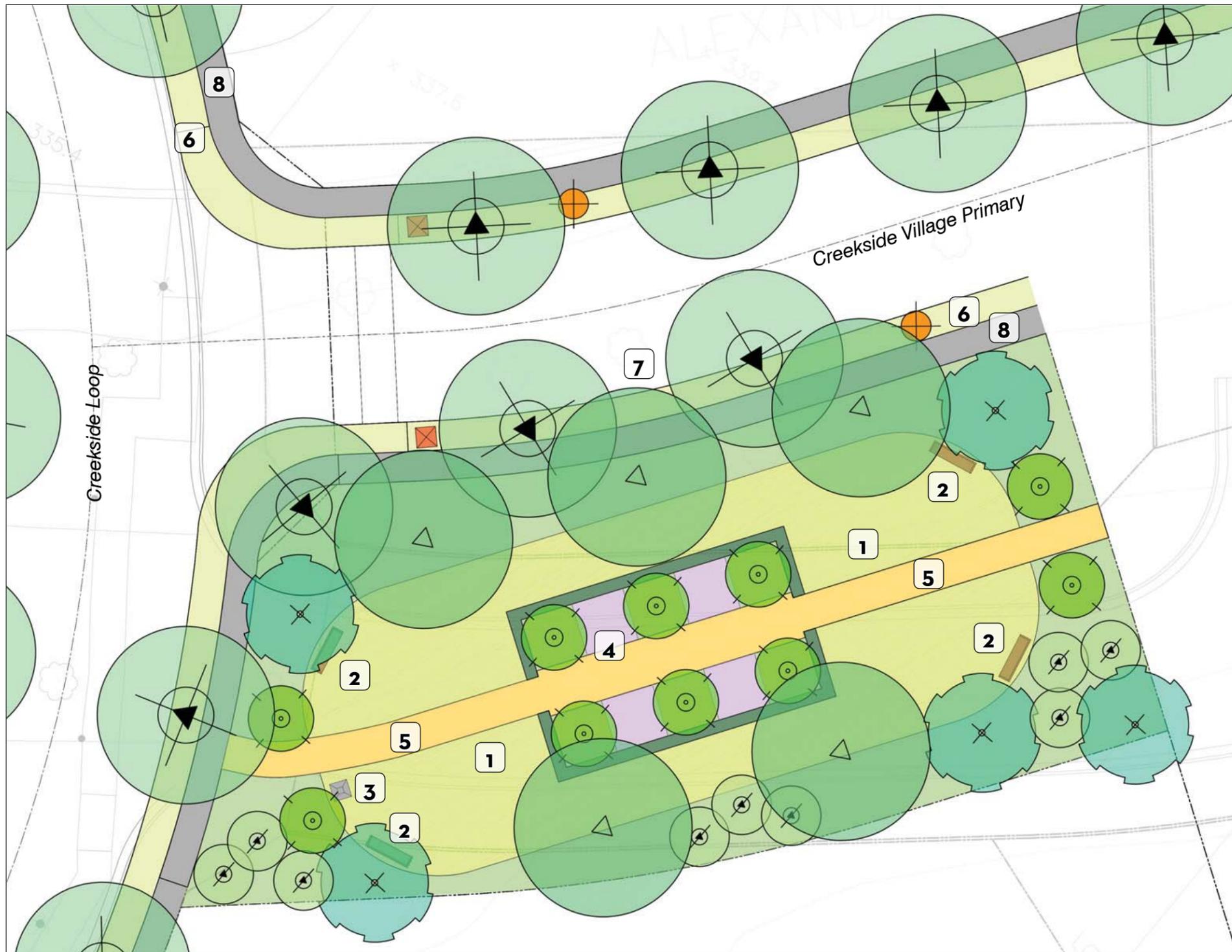
Perennials – *Nepeta faassenii* / Catmint, *Lavandula angustifolia* 'Munstead' / Dwarf English Lavender



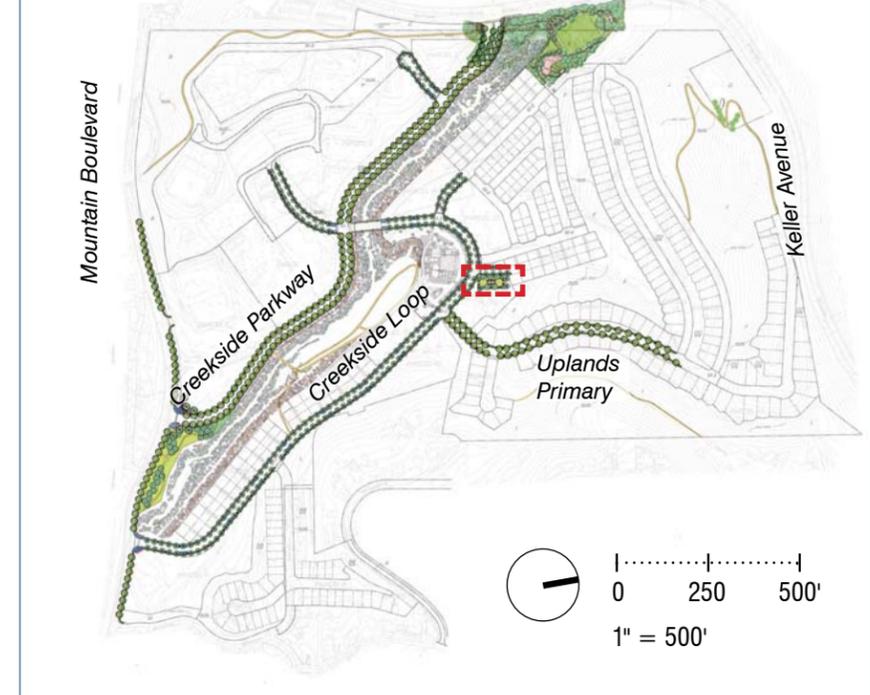
Helicotrichon sempervirens Blue Oat Grass



Arctostaphylos uva-ursi 'Radiant' / 'Radiant' Manzanita groundcover



Key Plan



PARK LEGEND

#	Use/Activity
1	Play Lawn (passive / informal use)
2	Benches (quiet seating)
3	Trash Container / Dog Waste Bag Dispenser
4	Formal Garden with Small Flowering Trees, Bulbs/Groundcover, Metal Edging and Hedge
5	Decomposed Granite Garden Path with Metal Edging, 5' Wide
6	Curbside Planter
7	Parking
8	Sidewalk



GROUND PLANE PLANTING LEGEND

SYMBOL	DESCRIPTION
--------	-------------

Cell A: Sod Lawn (irrigated, low water use and low maintenance recreational turf)

	To be selected.
--	-----------------

Cell B: Mixed planting of Native Meadow Grasses (irrigated, low water use, low maintenance)

	Delta Bluegrass No-Mow sod form meadow grass <i>Carex praegracilis</i> / Clustered field Sedge
	<i>Carex pansa</i> / California Meadow Sedge
	<i>Carex divulsa</i> / Berkeley Sedge

Cell C: Oak Woodland (irrigated)

	<i>Iris douglasiana</i> 'Canyon Snow' / Native Iris
	<i>Arctostaphylos uva ursi</i> 'Radiant' / Manzanita
	<i>Ceanothus</i> 'Frosty Dawn' / Wild Lilac
	<i>Rhamnus californica</i> 'Seaview' / Dwarf Coffeeberry
	<i>Festuca rubra</i> 'Molate' / 'Molate' Creeping Red Fescue
	<i>Blechnum spicant</i> / Deer Fern
	<i>Carex divulsa</i> / Berkeley Sedge

Cell D: Formal Garden

	Bulbs – Dwarf Narcissus
	Low Hedge – <i>Artemisia schmidtiana</i> 'Silver Mound' / Dwarf Artemisia
	Perennials – <i>Nepeta faassenii</i> / Catmint, <i>Lavandula angustifolia</i> 'Munstead' / Dwarf English Lavender
	<i>Helicotricon sempervirens</i> / Blue Oat Grass
	<i>Arctostaphylos uva ursi</i> 'Radiant' / Manzanita



Carex praegracilis
Clustered field Sedge



Carex pansa
California Meadow Sedge



Carex divulsa
Berkeley Sedge



Iris douglasiana 'Canyon Snow'
Native Iris



Arctostaphylos uva ursi
'Radiant'
Manzanita



Ceanothus 'Frosty Dawn'
Wild Lilac



Rhamnus californica
'Seaview'
Dwarf Coffeeberry



Festuca rubra 'Molate'
'Molate' Creeping Red Fescue



Blechnum spicant
Deer Fern



Bulbs – Dwarf Narcissus



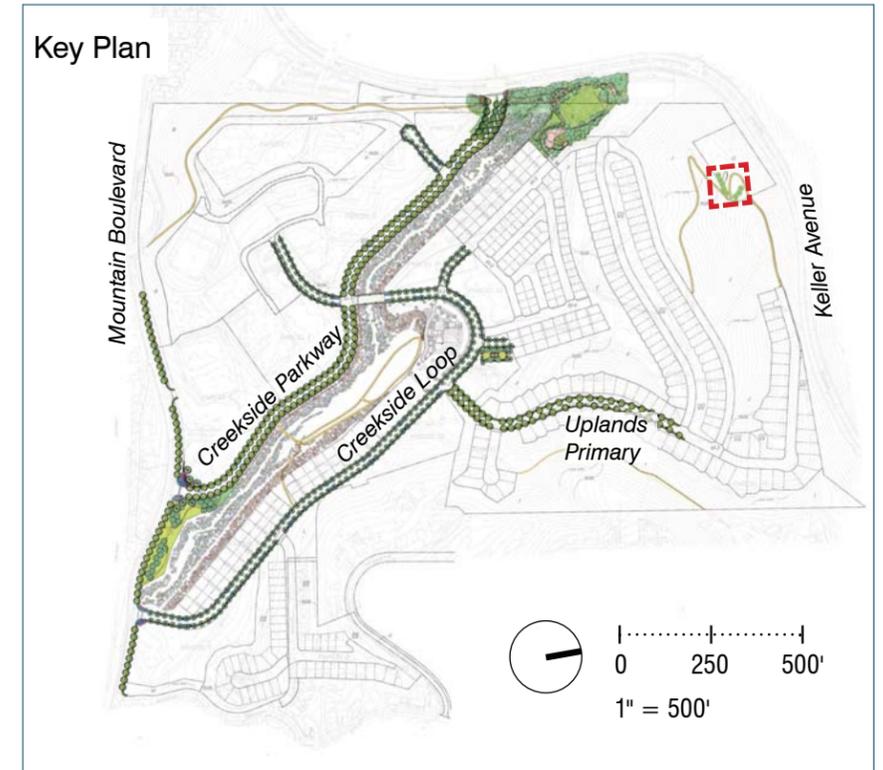
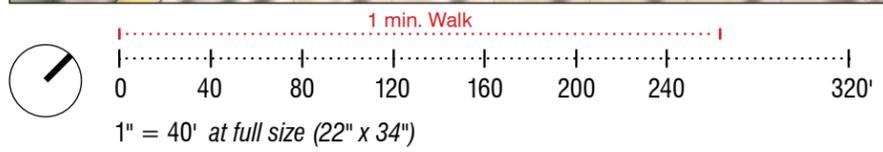
Low Hedge – *Artemisia schmidtiana* 'Silver Mound'
Dwarf Artemisia



Helicotricon sempervirens
Blue Oat Grass



Perennials – *Nepeta faassenii* / Catmint,
Lavandula angustifolia 'Munstead' /
Dwarf English Lavender



PARK LEGEND	
#	Use/Activity
1	Existing Hillside Meadow
2	Benches (quiet seating with panoramic view)
3	Soil Cement Trail, 5' Wide
4	Soil Cement Trail, 8' Wide



Landscape Forms 8' 'Multiplicity' Bench, ipe hardwood



Landscape Forms 'Multiplicity' Bike Rack



'Universe' Small 16" with Skirted Bell Hood-11 ft ht.



Forms + Surfaces 'Urban Renaissance'



Landscape Forms 'Multiplicity' Picnic Table, ipe hardwood



Similar Play Equipment



Similar Play Equipment

**Art program may result in different site furnishings.*



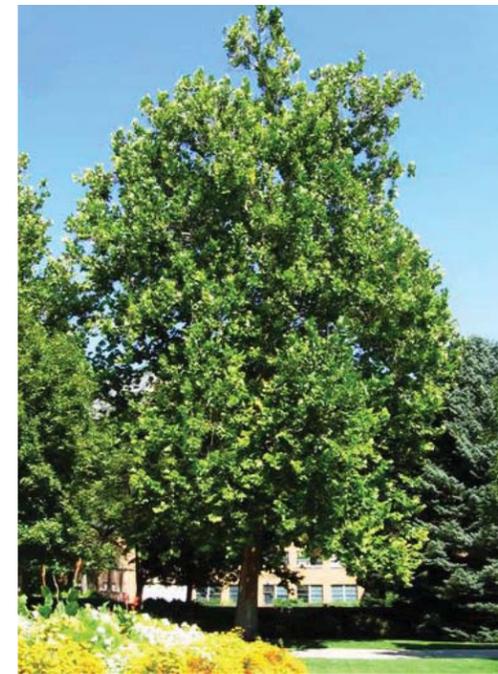
Acer buergeranum
Trident Maple



Acer rubrum 'Redpointe'
Red Maple



Magnolia soulangeana
'Alexandrina' / Saucer Magnolia



Platanus acerifolia 'Columbia'
London Plane



Quercus agrifolia
Coast Live Oak



Sequoia sempervirens
Coast Redwood (parks only)



Tristania laurina
Brisbane Box



Tristania laurina 'Elegant'
Elegant Brisbane Box



Ulmus japonica x
wilsoniana / Hybrid
Accolade Elm



Quercus shumardii
Shumard Oak



Platanus acerifolia
'Columbia' / Columbia
London Plane Tree



Soil Cement Hiking Trail



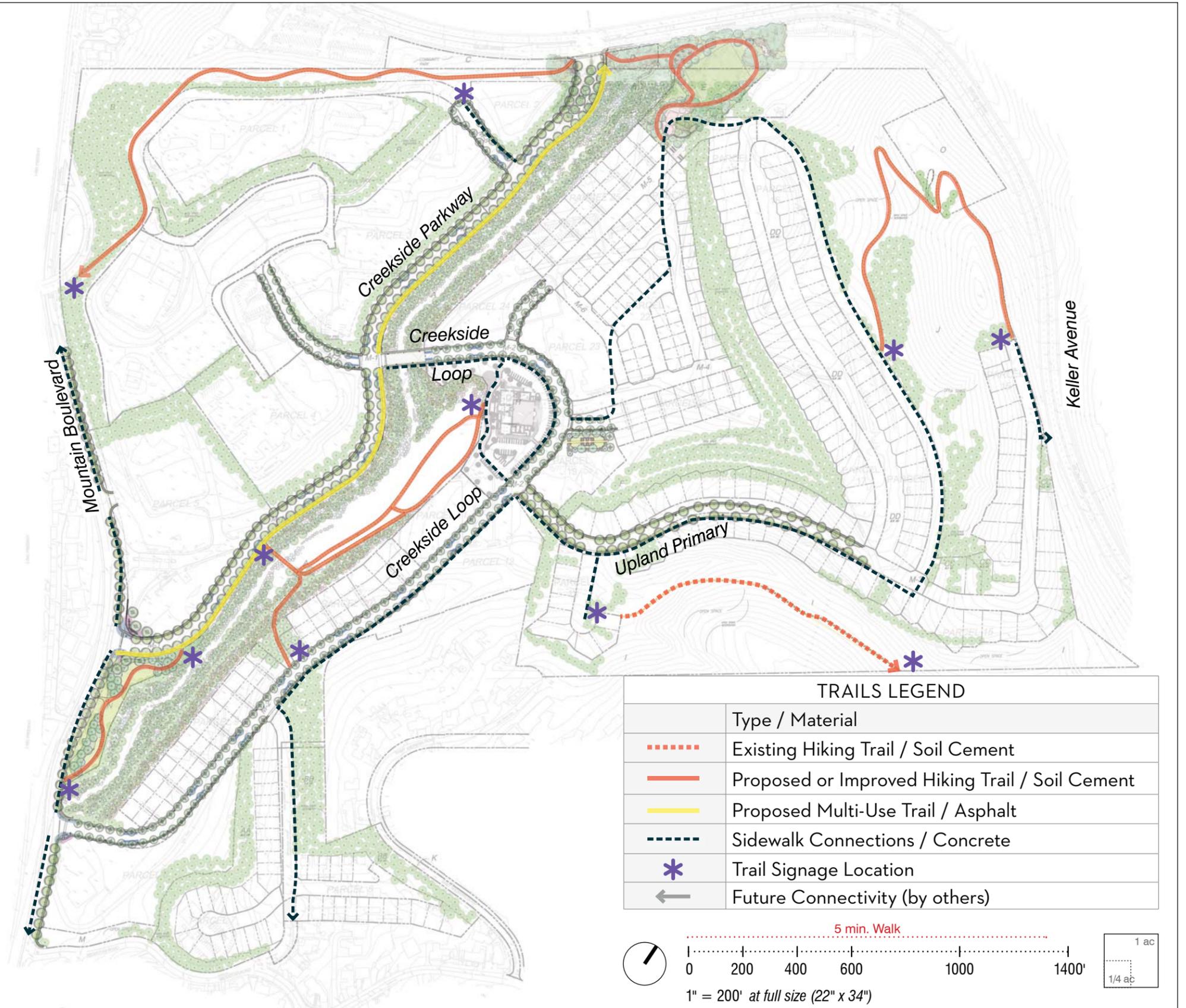
Soil Cement Hiking Trail



Trail Signage



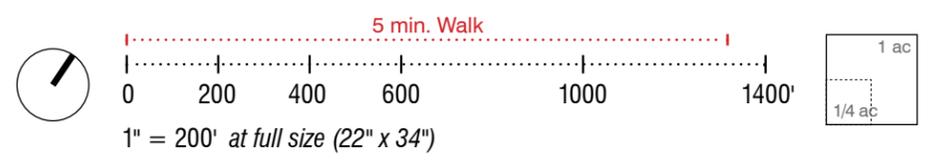
Asphalt Multi-Use Trail





Notes:

1. Each symbol shown by ● represents either one (1) 24" box native tree, or three (3) 15 gallon native trees, or five (5) 5 gallon native trees. For open space planting within the creek corridor, see creek restoration plans (sheets L043-L045).
2. Final tree locations and quantities will in final Tree Permit and Creek Restoration Permit packages.



OPEN SPACE AND PARK AREAS			
BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
<i>QUERCUS AGRIFOLIA</i>	COAST LIVE OAK	24" BOX	550
<i>QUERCUS AGRIFOLIA</i>	COAST LIVE OAK	15 GAL.	1500
<i>QUERCUS AGRIFOLIA</i>	COAST LIVE OAK	5 GALLON	330
<i>QUERCUS WISLIZENI</i>	INTERIOR LIVE OAK	15 GALLON	50
<i>QUERCUS CHRYSOLEPIS</i>	CANYON LIVE OAK	15 GALLON	150
<i>HETEROMELES ARBUTIFOLIA</i>	TOYON	15 GALLON	312
<i>HETEROMELES ARBUTIFOLIA</i>	TOYON	5 GALLON	165
<i>AESCULUS CALIFORNICA</i>	CALIFORNIA BUCKEYE	15 GALLON	470
<i>AESCULUS CALIFORNICA</i>	CALIFORNIA BUCKEYE	5 GALLON	180
<i>GARRYA</i>	SILKTASSEL	15 GALLON	189
<i>GARRYA</i>	SILKTASSEL	5 GALLON	180
<i>ARBUTUS MENZIESSII</i>	MADRONE	5 GALLON	50
TOTAL			4,126

STREET TREES			
BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
<i>QUERCUS AGRIFOLIA</i> (UPLAND PRIMARY)	COAST LIVE OAK	36" BOX	52

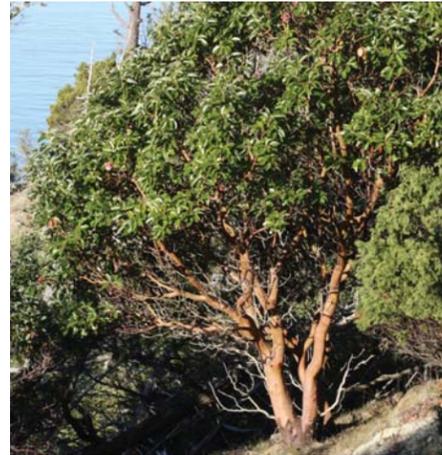
COMMUNITY CENTER TREES			
BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
<i>QUERCUS LOBATA</i>	VALLEY OAK	48" BOX	6
<i>QUERCUS AGRIFOLIA</i>	COAST LIVE OAK	48" BOX	12
<i>SEQUOIA SEMPRVIRENS</i>	COAST REDWOOD	48" BOX	18

CREEK RESTORATION TREES			
BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
<i>ALNUS RHOMBIFOLIA</i>	WHITE ALDER	1 GAL.	187
<i>AESCULUS CALIFORNICA</i>	CALIFORNIA BUCKEYE	16" DEEPOT	432
		5 GAL	175
<i>ARBUTUS MENZIESSII</i>	MADRONE	5 GAL	172
<i>GARRYA ELLIPTICA</i>	COAST SILK TASSEL	5 GAL	240
<i>HETEROMELES ARBUTIFOLIA</i>	TOYON	1 GAL	161
		5 GAL	204
<i>QUERCUS AGRIFOLIA</i>	COAST LIVE OAK	16" DEEPOT	400
		5 GAL	226
<i>QUERCUS CHRYSOLEPIS</i>	CANYON LIVE OAK	5 GAL	151
<i>QUERCUS WISLIZENII</i>	INTERIOR LIVE OAK	5 GAL	156
<i>SALIX LAEVIGATA</i>	RED WILLOW	16" DEEPOT	192
<i>SALIX LASIOLEPIS</i>	ARROYO WILLOW	16" DEEPOT	166
<i>SAMBUCUS NIGRA SSP. CAERULEA</i>	BLUE ELDERBERRY	16" DEEPOT	219
<i>UMBELLULARIA CALIFORNICA</i>	CALIFORNIA BAY LAUREL	1 GAL TREEPOT	131
<i>POLE CUTTINGS</i>	WILLOW, ALDER & DOG-	POLE CUTTINGS	1101
	70% <i>SALIX SPP.</i>	WILLOW	
	20% <i>ALNUS RHOMBIFOLIA</i>	WHITE ALDER	
	10% <i>CORNUS GLABRATA</i>	BROWN DOGWOOD	
TOTAL			4,313
SITE TOTAL			8,527

Note: Final tree quantities for mitigation and open space planting in Tree Permit and Creek Restoration Permit Packages.



Acer macrophyllum
Big Leaf Maple



Arbutus menziesii
Madrone



Aesculus californica
California Buckeye



Garrya elliptica
Coast Silk Tassel



Heteromeles arbutifolia
Toyon



Quercus agrifolia
Coast Live Oak



Quercus chrysolepis
Canyon Live Oak



Quercus lobata
Valley Oak



Quercus wislizenii
Interior Live Oak



Sequoia sempervirens
Coast Redwood



Umbellularia californica
California Bay Laurel

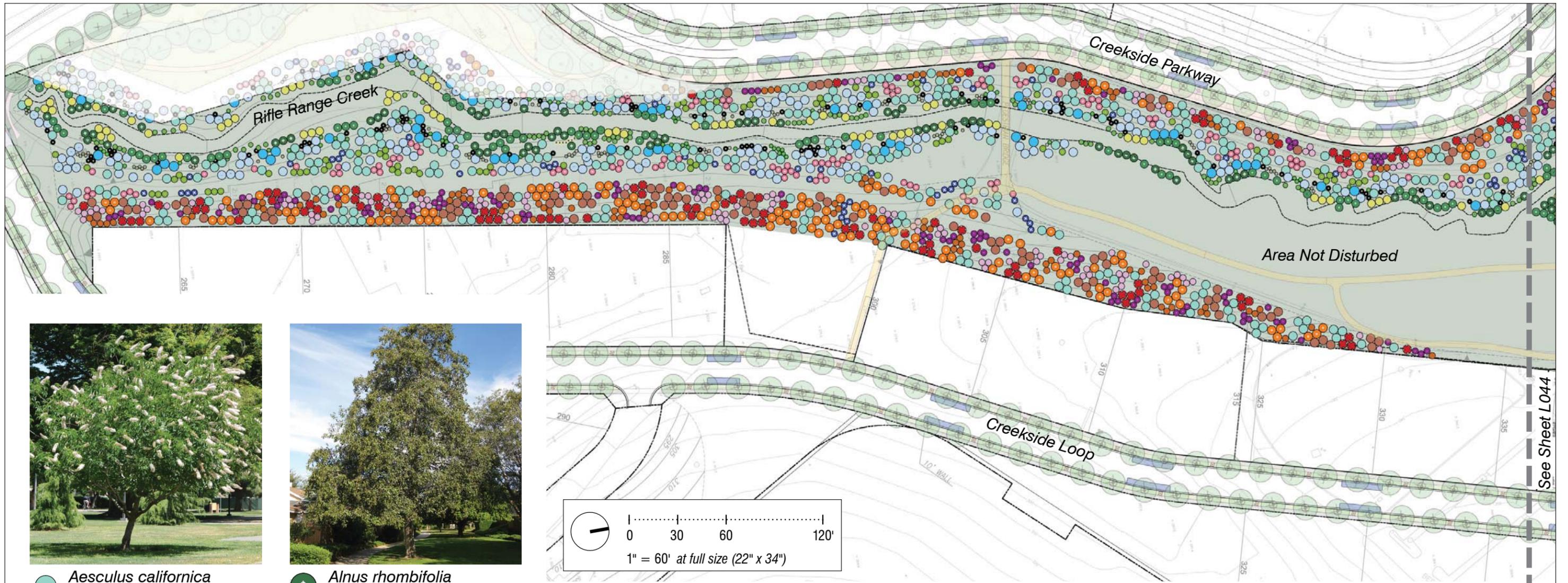
Note: For open space planting within the creek corridor, see creek restoration plans (sheets L043-L045).

PACIFIC COAST SEED OAK KNOLL MIX
(NORTH FACING/UNDER EXISTING OAK TREES)

BOTANICAL NAME	COMMON NAME	LBS/ACRE
<i>Vulpia microstachys</i>	3 Weeks Fescue	6.00
<i>Hordeum brachyantherum</i>	Meadow Barley	8.00
<i>Elymus glaucus</i> 'Berkeley'	'Berkeley' Blue Wildrye	10.00
<i>Festuca rubra</i> 'Molate'	'Molate' Red Fescue	8.00
<i>Stipa pulchra</i>	Purple Needlegrass	6.00
<i>Stipa cernua</i>	Nodding Needlegrass	4.00
<i>Poa secunda</i>	Native Pine Bluegrass	4.00
<i>Achillea millefolium</i>	Native White Yarrow	0.50
<i>Eschscholzia californica</i> 'Colusa'	'Colusa' California Poppy	2.50
<i>Lupinus nanus</i>	Sky Lupine	4.00
<i>Sisyrinchium bellum</i>	Blue-Eyed Grass	1.50

PACIFIC COAST SEED OAK KNOLL MIX
(WEST FACING)

BOTANICAL NAME	COMMON NAME	LBS/ACRE
<i>Vulpia microstachys</i>	3 Weeks Fescue	6.00
<i>Hordeum brachyantherum</i>	Meadow Barley	8.00
<i>Stipa pulchra</i>	Purple Needlegrass	12.00
<i>Stipa cernua</i>	Nodding Needlegrass	9.00
<i>Melica californica</i>	California Oniongrass	6.00
<i>Poa secunda</i>	Native Pine Bluegrass	4.00
<i>Achillea millefolium</i>	Native White Yarrow	0.50
<i>Eschscholzia californica</i> 'Colusa'	'Colusa' California Poppy	2.00
<i>Lupinus nanus</i>	Sky Lupine	4.00
<i>Sisyrinchium bellum</i>	Blue-Eyed Grass	1.50



● *Aesculus californica*
California Buckeye



◆ *Alnus rhombifolia*
White Alder



● *Quercus wislizenii*
Interior Live Oak



⊗ *Quercus chrysolepis*
Canyon Live Oak



● *Salix laevigata*
Red Willow



● *Quercus agrifolia*
Coast Live Oak



● *Umbellularia californica*
California Bay Laurel

See Sheet L044



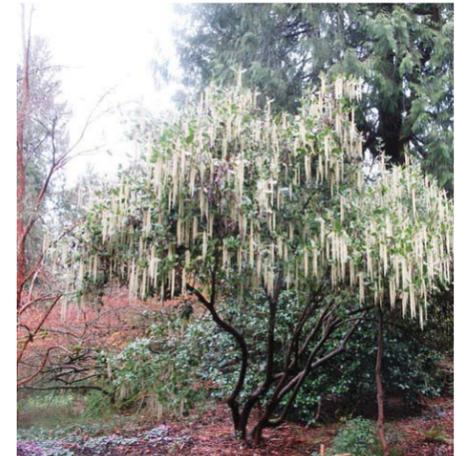
● *Arbutus menziesii*/
Madrone



● *Baccharis pilularis*/
Coyote Brush



⊗ *Rhamnus californica*/
Coffeeberry



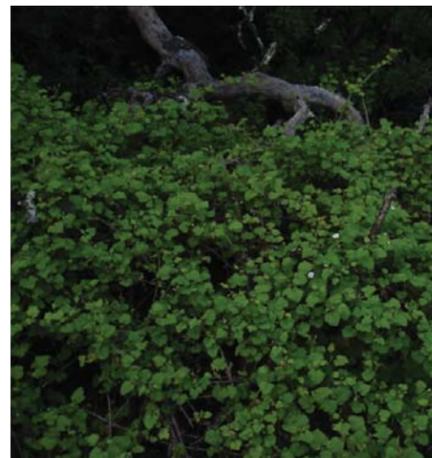
● *Garrya elliptica*/
Coast Silk Tassel



▲ *Heteromeles arbutifolia*/
Toyon



◆ *Rosa californica*/
California Wild Rose



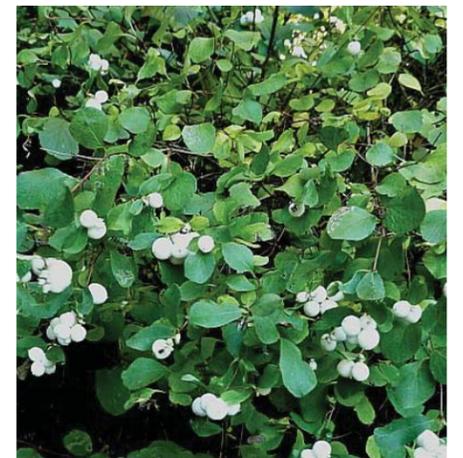
▲ *Rubus ursinus*/
California Blackberry



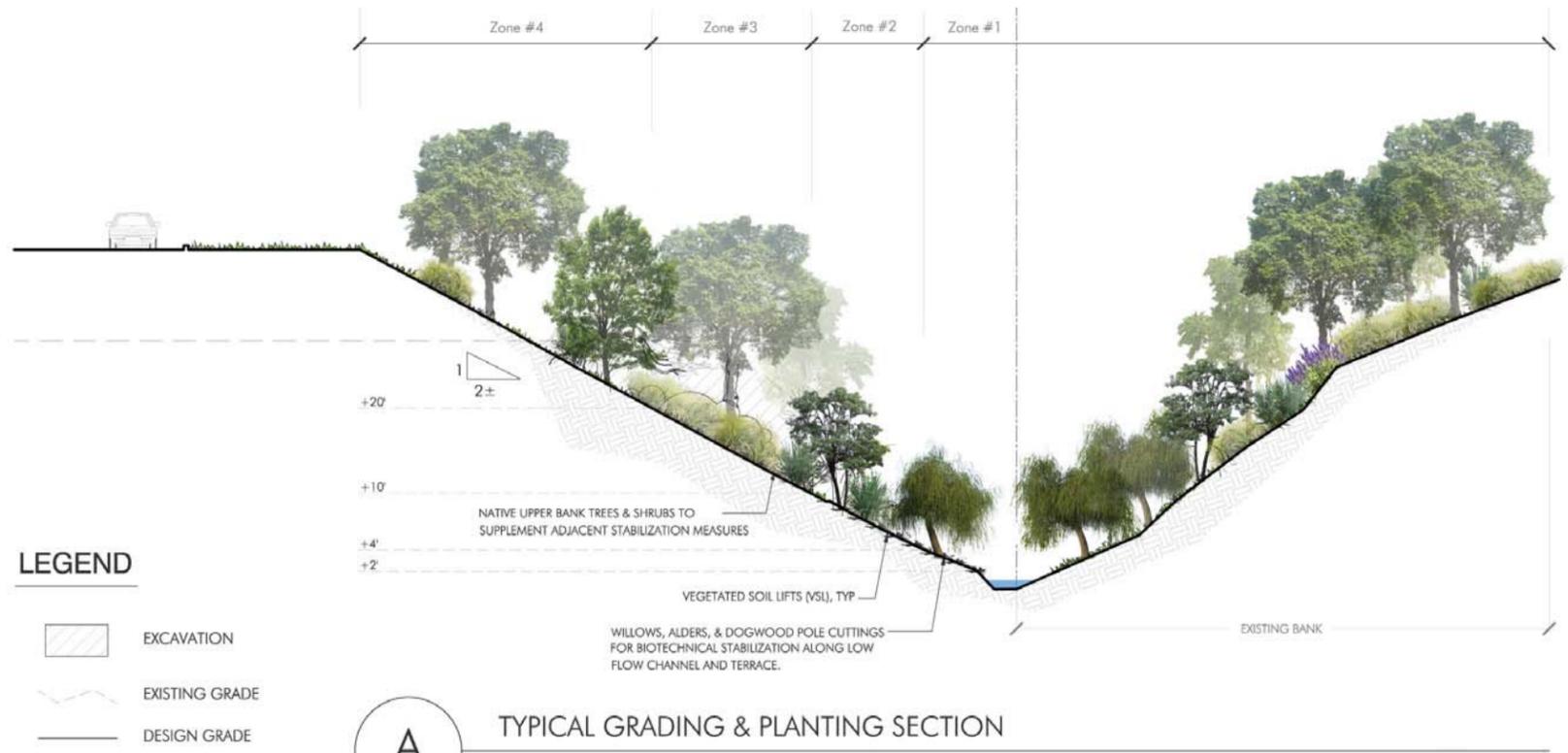
● *Salix lasiolepis*/
Arroyo Willow



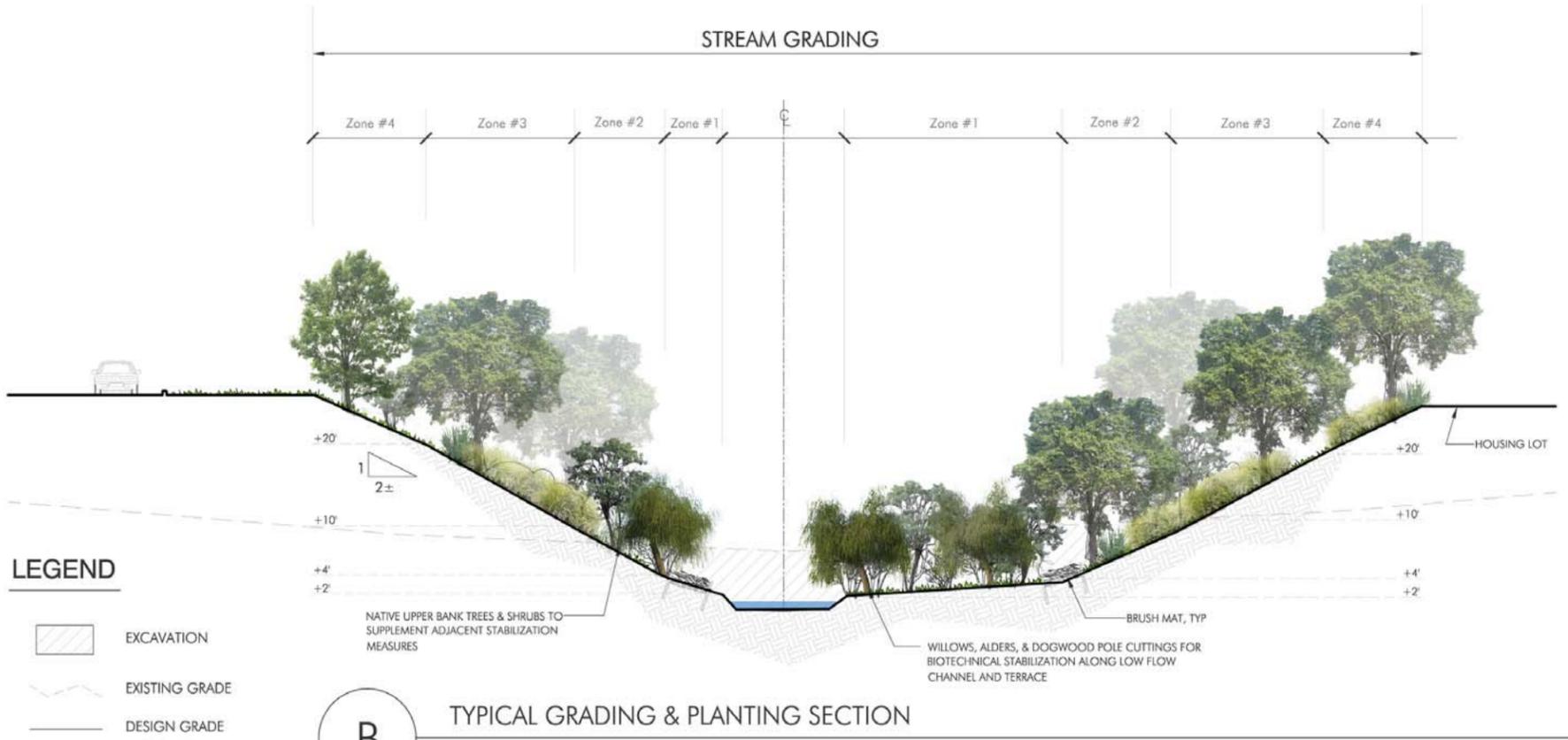
● *Sambucus nigra* spp.
caerulea/ Blue Elderberry



◻ *Symphoricarpos albus* var.
laevigatus/ Snowberry



A TYPICAL GRADING & PLANTING SECTION



B TYPICAL GRADING & PLANTING SECTION

SCALE: 1" = 10'-0"