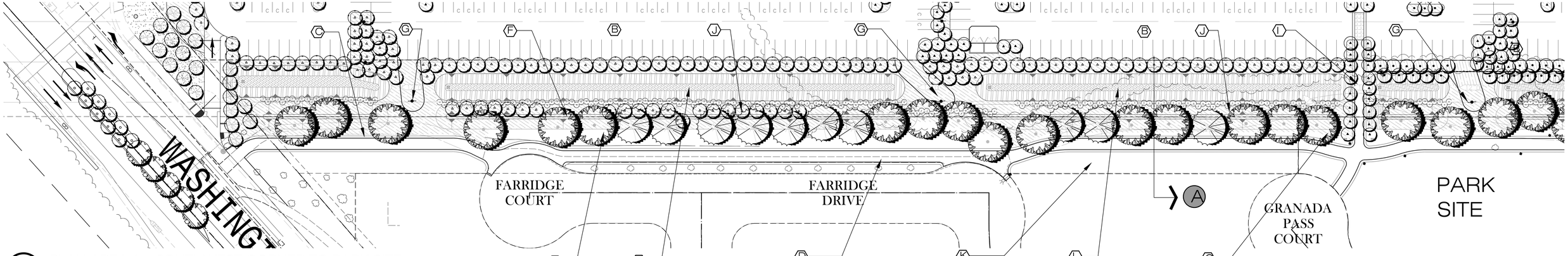
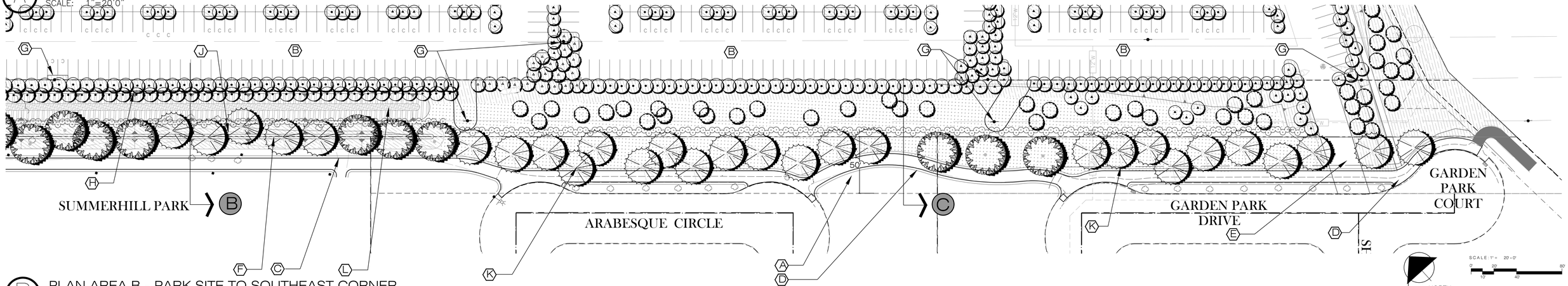


A PLAN AREA A - SOUTHWEST CORNER TO PARK SITE

SCALE: 1"=20'0"



B PLAN AREA B - PARK SITE TO SOUTHEAST CORNER

SCALE: 1"=20'0"

SCALE: 1" = 20'-0"

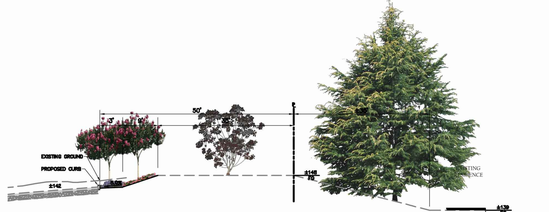
NORTH

SITE PLAN NOTES

A. EXISTING 50' WIDTH CITY OWNED OPEN SPACE CORRIDOR
B. PROPOSED PARKING LOT
C. EXISTING BIKE TRAIL TO BE RELOCATED
D. EXISTING BIKE TRAIL TO REMAIN
E. PROPOSED EVA ACCESS
F. PROPERTY LINE
G. EXISTING POWER POLES
H. PROPOSED 42" METAL FENCE ADJACENT TO PARKING LOT AT PARK SITE.
I. PROPOSED PEDESTRIAN PATH TO PROPERTY
J. PROPOSED BERM WITH SCREEN AND BUFFER PLANTING
K. PROPOSED TREE PLANTING AND POINT SOURCE IRRIGATION
L. PROPOSED BIO SWALE FEATURE

A TYPICAL SECTION
NTS

B TYPICAL SECTION
NTS



C TYPICAL SECTION
NTS

PLANT LIST AND LEGEND: STAGE 1 PERMIT

USE TYPE	SYMBOL	BOTANICAL NAME COMMON NAME	SIZE SPACING	HEIGHT/ SPREAD	REMARKS	WATER USE
		QUERCUS LOBATA VALLEY OAK	15 G	60'/50'	MATCHED	LOW
		SEQUOIA SEMPERVIRENS COAST REDWOOD	15 G	70'/30'	MATCHED	LOW
		QUERCUS WISLIZENII INTERIOR LIVE OAK	15 G	40'/40'	NATURAL	LOW
		CORNUS COUSSOWA 'ROYAL PURPLETS' GIANT TREE	5 GAL.	15'/12'	MATCHED	LOW
UTILITY/ENVIRONMENTAL TREES						
SHADE TREE		LAURUS NOBILE SWEET BAY LAUREL	15 G./VARIES	10'/15'	MATCHED	LOW
		CHILOPSIS LINEARIS 'MONHE' DESERT WILLOW	15 G./VARIES	15'/15'	MATCHED	LOW
		RHAPIDOLEPIS U. MAJESTIC BEAUTY INDIAN HAWTHORN	15 G./VARIES	10'/10'	MATCHED	LOW
ACCENT TREE		MALUS X JFS ROYAL RAINDROPS CRABAPPLE	15 G./VARIES	12'/15'	MATCHED	MED
		LAGERSTROEMIA X. CATAWBA CRAPE MYRTLE	15 G./VARIES	10'/10'	MATCHED	LOW
SHRUB AND GROUNDCOVERS						
SCREEN, BUFFER AND ACCENT SHRUBS		SHRUBS AND GROUNDCOVERS USED TO SCREEN ADJACENT VIEW TO RESIDENCES, BUFFER LARGER AREAS AND A TRANSITION BUFFER BETWEEN DEVELOPMENT AND OPEN SPACE CORRIDOR, BUFFER TO OPEN SPACE PARCEL USING COMPATIBLE PLANTS				
		ARCTOSTAPHYLOS H. 'MOMBAY' HOWARD MCMINN MANZANITA	5 GAL. 5 GAL.	48" o.c. 48" o.c.	LOW LOW
		ROSMARUS OFF. 'GAL' TUSCAN BLUE ROSEMARY	5 GAL. 5 GAL.	60" o.c. 60" o.c.	LOW LOW
		PITTOSPORUM T. 'WONDA' PITTOSPORUM, 'A. 'WONDA'	5 GAL. 5 GAL.	48" o.c. 48" o.c.	LOW LOW
FACER SHRUB MATERIAL						
		EVERGREEN OR DECIDUOUS SHRUBS TO 6'-0" HGT. +/- 7' WDT. DESIGNED FOR 'TERRACING' OF PLANT MATERIAL, SEASONAL COLOR AND SOFTENING OF PROJECTS' EDGES AND ELIMINATION SHRUBS.				
		CISTUS PURPUREUS JASMINUM MIDNIGHT	5 GAL. 5 GAL.	48"o.c. 36"o.c.	LOW LOW
		LAVANDULA ANGUSTIS MOTHRAGA FRUTICOSA	5 GAL. 5 GAL.	36"o.c. 36"o.c.	LOW LOW
GROUND COVER MATERIAL						
		EVERGREEN OR PERENNIAL SPREADING GROUNDCOVER TO 30" HIGH, USED TO BLANKET SLOPES AND CREATE BARRIER AND A 'FILLER ON THE BERM, ROSA, AND HYPERICINUM TO BE USED ADJACENT TO PARK SITE.				
		Botanical Name	1 GAL.	24" o.c.	LOW	
			1 GAL.	24" o.c.	LOW	
			1 GAL.	24" o.c.	LOW	
			1 GAL.	36" o.c.	LOW	
			1 GAL.	48" o.c.	LOW	
			1 GAL.	48" o.c.	LOW	

BIOSWALE SLOPE AND SWALE

EVERGREEN OR PERENNIAL SHRUBS AND GRASSES USED TO FILTER STORM WATER AND ADAPT TO SITE CHANGING MOISTURE CONDITIONS,, WHILE MAINTAINING WATER CONSERVATION MEASURES

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	SPACING	QTY.	USE BY BASIN CONDITION
	BOTTOM OF WQ BASIN: BIOSWALE SOD FESTUCA RUBRA 'SPECTRUM' BLUEGRASS 1.800.437.8637	SOD	NA	100%	BOTTOM OF WQ BASIN
	SLOPE OF WQ BASINS CORNUS SERICEA RED TWIG DOGWOOD SISYRINCHIUM BELLUM--BLUE EYED GRASS STIPA PULCHRA FEATHERTOP--PURPLE NEEDLE GRASS	24; 1/5" O.C. PLUG	36" O.C. 18" O.C. 24" O.C.	50% 25% 25%	TOP AND MIDDLE 1/3 OF SLOPE TOE OF SLOPE TOE OF SLOPE

HYDROSEEDING FOR EROSION CONTROL AND WILDFLOWERS

NON IRRIGATED COVER OF NATIVE GRASSES AND WILDFLOWERS TO REPAIR SCARED AREAS DURING CONSTRUCTION AND COVER CROP OVER CITY OWNED CORRIDOR ADJACENT TO BIKE TRAIL.

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	REMARKS	RATIO	USE AND CLIMATE
	FLOOD BASIN SLOPES: NON IRRIGATED MIX	SEEDED LBS./AC.	NATURAL OR IRRIGATED	BY SEEDING RATE	
	ACHILLEA MILLEFOLIUM--YARROW ELYMUS GLAUCUS/BLUE WILDRYE HORDEUM CALIFORNICUM/CALIFORNIA BARLEY LUPINUS BICOLOR--MINIATURE LUPINE NASSELLA PULCHRA/PURPLE NEEDLEGRASS POA SECUNDA/PAPER PINE BLUEGRASS ESCHSCHOLZIA CALIFORNICA--CALIFORNIA POPPY LUPINUS NANUS--SKY LUPINE LUPINUS HIRSUTUS--DOVE LUPINE CASTILLEJA EXSERTA--PURPLE OWL'S CLOVER COLLINSIA HETEROPHYLLA--CHINESE HOUSES	7 LB 6 LB 1 LB 3 LBS 1 LB 1 LB 1 LB 1 LB 2 LBS 2 LBS 1 LB			NATIVE GRASSES/ WILDFLOWERS ANNUALS

NURSE CROP FOR FLOOD BASIN SLOPES: ADD 4-6 LBS. OF VULPIA MICROSTACHYS OR 20 LBS. OF LOLIUM MULTIFLORUM PER ACRE FOR EROSION CONTROL IS TO BE ACCOMPLISHED PRIMARILY THROUGH THE GROWTH OF WINTER GERMINATING PLANTING.

THE SEEDING RATES ARE PRELIMINARY AND ARE BASED ON THE ASSUMPTION THAT THE SEED WILL BE SOWN BEFORE THE FIRST ESTIMATED RAINS AND WILL BE MATERIALLY INCREASED IN THE EVENT THAT IT ASSUMES THAT THE SITE WILL BE SUITABLY MULCHED TO PROTECT THE SOIL FOR THE IMPACT OF NORMAL RAINFALL.

IN LIEU OF SPECIFIC SOIL TESTING, CONSIDER USING 1,200 OF BIO SOIL 7-2-3 ORGANIC FERTILIZER AND 60 LBS OF AM 125 MICORRHIZAL INOCULANT AT PLANTING TIME.

NCRSP - PARCEL 49 - Major Project Permit Stage 1 PRELIMINARY LANDSCAPE SOUTHERN BOUNDARY

ROSEVILLE, CA

SCALE: 1" = 40'-0"

PL1.3

FUHRMAN LEAMY LAND GROUP

DATE: 12.5.14

PROJECT: BAY.14024