



DAVID BABCOCK + ASSOCIATES
 3581 MT. DIABLO BLVD., SUITE 235
 LAFAYETTE, CALIFORNIA 94549
 T: 925.283.5070

TASSAJARA PARKS
 OVERALL SITE CONTEXT

SCALE: NTS
 February 9, 2015



SHEET
 1
 of 8



TASSAJARA PARKS

PRELIMINARY LANDSCAPE PLAN

0 50' 100' 200'

SCALE 1" = 100'

February 9, 2015

NORTH



Preliminary Plant List:

Camino Tassajara Street frontage (approx. 20,972 SF):

Symbol	Botanical / Common Name	Size	WUCOLS	Comments	Qty
Trees					
	-Quercus lobata/ Vally oak	24" box	L	Standard	14
	-Pinus "Halepensis/ Aleppo Pine	24" box	L	Standard	18
	Cercis x 'Merlot/ Merlot Redbud	24" box	M	Standard	10
	-Lagerstroemia indica x fauriei 'Natchez/ Natchez Crape Myrtle	24" box	L	Standard	12
Shrubs					
	Arctostaphylos uva-ursi 'Massachusetts/ Massachusetts Kinnikinnick	5 gal	L		
	-Pittosporum tobira 'wheelers dwarf/ Wheelers dwarf mock orange	5 gal	L		
	Rosa meidrifora 'coral drift/ Coral drift rose	5 gal	M		
	-Myoporum parvifolium 'Putah Creek/ Creeping Myoporum	5 gal	L		
	-*Berberis thunbergii 'rose glow/ Rose glow japanese barberry	5 gal	M		
Ornamental Grasses					
	*-Carex divulsa/ Berkeley Sedge	1 gal	L		
	-Muhlenbergia rigens/ Deer Grass	1 gal	L		
	Lomandra longifolia Breeze/ Dwarf Mat Rush	1 gal	N/A		

Residential Streets & Parcels (73,969 SF):

Symbol	Botanical / Common Name	Size	WUCOLS	Comments	Qty
Trees					
	-Lagerstroemia indica x fauriei 'Natchez/ Natchez Crape Myrtle	24" box	L	Standard	13
	-Platanus acerifolia 'bloodgood/ London plane tree	24" box	M	Standard	52
	-Pistacea chinensis 'keith davey/ Keith Davey pistache	24" box	L	Standard	130
Shrubs					
	Dianella revoluta/ Little Rev Flax Lily	1 gal	L		
	Arctostaphylos uva-ursi 'Massachusetts/ Massachusetts Kinnikinnick	5 gal	L		
	-Ceanothus 'Joyce Coulter/ Joyce Coulter Ceanothus	5 gal	L		
Ornamental Grasses					
	*-Carex divulsa/ Berkeley Sedge	1 gal	L		
	-Muhlenbergia rigens/ Deer Grass	1 gal	L		
	Lomandra longifolia Breeze/ Dwarf Mat Rush	1 gal	L		

Staging & Trails & Detention Basin (234,021 SF)/ Hillside Planting (239,870 SF):

Symbol	Botanical / Common Name	Size	WUCOLS	Comments	Qty
Trees					
	-Cercis occidentalis/ Western Redbud	24" box	M	Standard	9
	-Quercus lobata/ Vally oak	24" box	L	Standard	11
	-Quercus agrifolia/ Coast live oak	24" box	VL	Standard	120
Herbaceous					
	Stipa pulchra/ Purple needle grass	1 gal or plug	VL		
	Elymus triticoides/ Creeping wild rye	1 gal or plug	N/A	CA Native	
	-Achillea millefolium/ Yarrow	1 gal or 4" pot	L		
	-Sisyrinchium bellum/ Blue eyed grass	1 gal or 4" pot	L		
	Lupinus formosus/ Summer lupine	1 gal	N/A	CA Native	
Native Seed Mix - Native California Species					
	Bromus carinatus/ California brome	12.5 lbs/ acre	N/A	CA Native	
	Hordeum brachyantherum/ Meadow barley	10 lbs/ acre	N/A	CA Native	
	Stipa pulchra/ Purple needle grass	5 lbs/ acre	VL		
	Elymus triticoides/ Creeping wildrye	5 lbs/ acre	N/A	CA Native	
	-Eschscholzia californica/ California poppy	2.5 lbs/ acre	VL		
	-Achillea millefolium/ Yarrow	0.5 lbs/ acre	L		
	Lupinus bicolor/ Bicolored lupine	2.5 lbs/ acre	N/A	CA Native	

* Deer resistant
- EBMUD Recommended Plant List

Wetland Notes: (approx. 352,404 SF)

1. Wetland area to remain and be preserved to the greatest extent possible.
2. Prior to construction collect seeds of Congdon's tarplant (Centromadia parryi ssp. congdonii) and San Joaquin spearscale (Extriplex joaquinana) At the appropriate time of year, this seed may be re-distributed in the un-impacted wetland area and the adjacent grassland. This is the only additional enhancement that should be done to the wetland swale and the adjacent grassland.

LEGEND:

 Site planting indicating shrubs, and ornamental grasses.

 Wetland

VL Very Low Water Use

L Low Water Use

M Medium Water Use

H High Water Use

TREE REPLACEMENT:

Tree replacement ratio 2:1

Existing tree to be removed: 11
Required replacement trees: 22

Proposed New trees: 369

Irrigation system statement:

The irrigation system will be a water efficient low flow, point source system designed to provide adequate watering to support plant growth and insure deeply rooted plant material while avoiding excess water application. The system will be programmable, allowing operation during late night and or early morning hours, with multiple start times and cycles. The system will interface with a weather based sensor that will adjust the amount of water applied to the plant material based on daily weather conditions. Irrigation materials specified for the site will be selected on the basis of durability and ease of maintenance. Landscape irrigation will comply with the California Department of Water Resources Model Water Efficient Landscape Ordinance (MWEL0).

MAWA: (Maximum applied water allowance)

$$= (ET_o) \times (.62) \times [(0.7 \times LA) \times (0.3 \times SLA)]$$

$$= 46.2 \times (.62) \times [(0.7 \times 568,832) \times (0.3 \times 239,870)]$$

$$= 13,464,906 \text{ gal/ yr}$$

Sample Plant Imagery:



Valley Oak Western Redbud Coast live oak Aleppo pine



Keith Davey pistache London plane tree Purple leaf plum Natchez crape myrtle



Yarrow Rose glow japanese barberry Ceanothus Purple needle grass Manzanita



Coral drift rose Creeping wildrye Bicolored lupine Creeping myoporum Dwarf mat rush



Summer lupine Mock orange California poppy Deer grass Little Rev flax lily

ETWU: (Estimated Total Water Usage)

Hydrozone	Plant Water Use Type (s) (low, medium, high)	Plant Factor (PF)	Hydrozone Area (HA) (ft ²)	PF x HA (ft ²)
1	Medium	0.50	24,472	12,236
2	Low	0.30	304,490	91,347
				103,583
	SLA	1	239,870	239,870
		Sum	568,832	
ETWU=			11,048,195	Gallons

ETWU complies with MAWA

*note wetlands are not to be irrigated and are not included in calcs



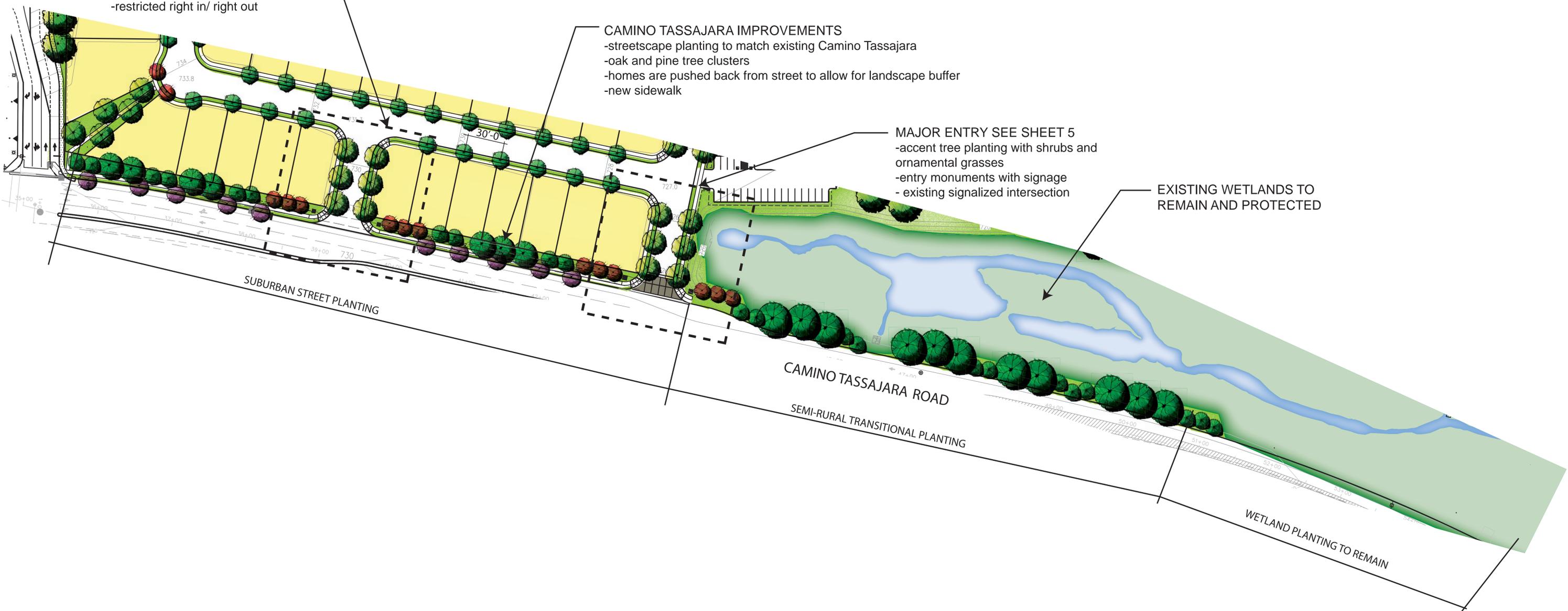
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MINOR ENTRY SEE SHEET 5
 -accent tree planting with shrubs and ornamental grasses
 -entry monuments with signage
 -restricted right in/ right out

CAMINO TASSAJARA IMPROVEMENTS
 -streetscape planting to match existing Camino Tassajara
 -oak and pine tree clusters
 -homes are pushed back from street to allow for landscape buffer
 -new sidewalk

MAJOR ENTRY SEE SHEET 5
 -accent tree planting with shrubs and ornamental grasses
 -entry monuments with signage
 - existing signalized intersection

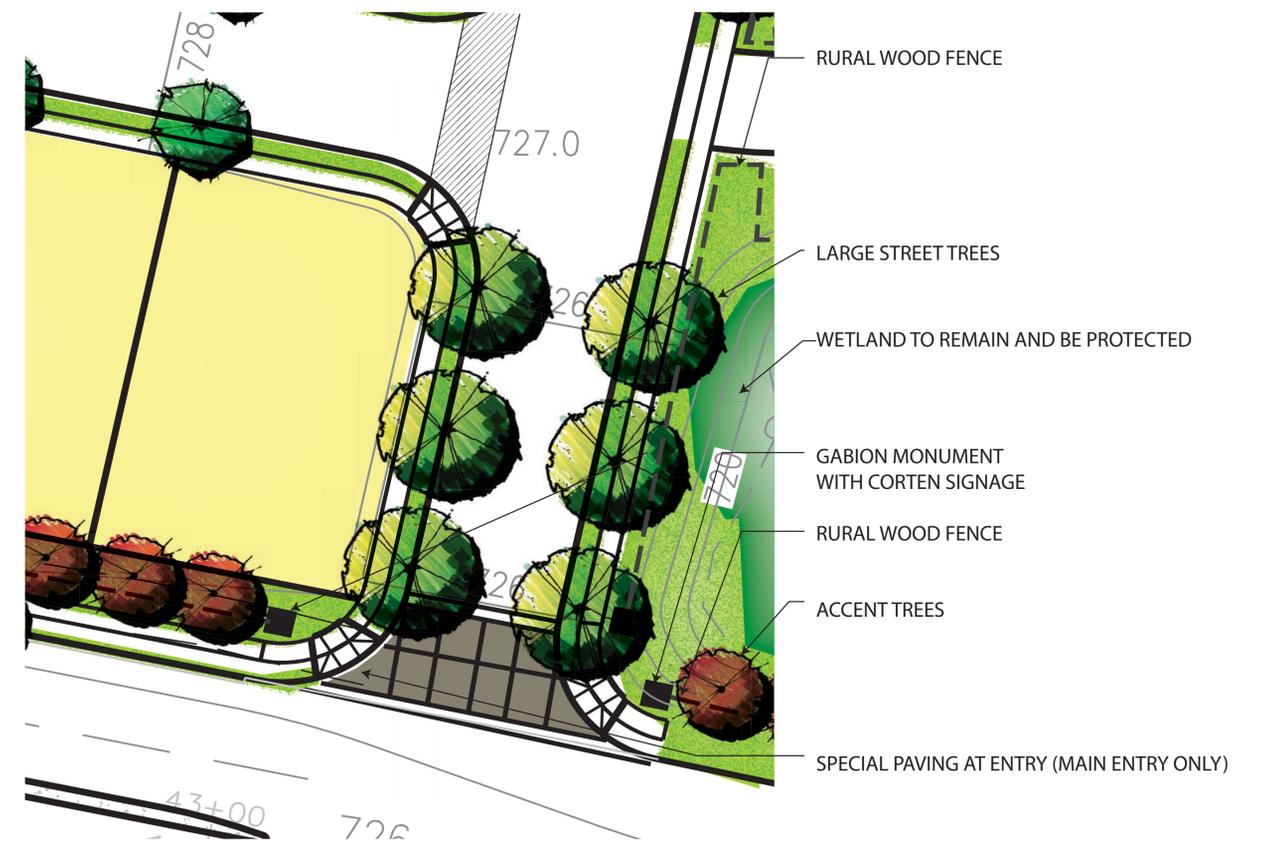
EXISTING WETLANDS TO REMAIN AND PROTECTED





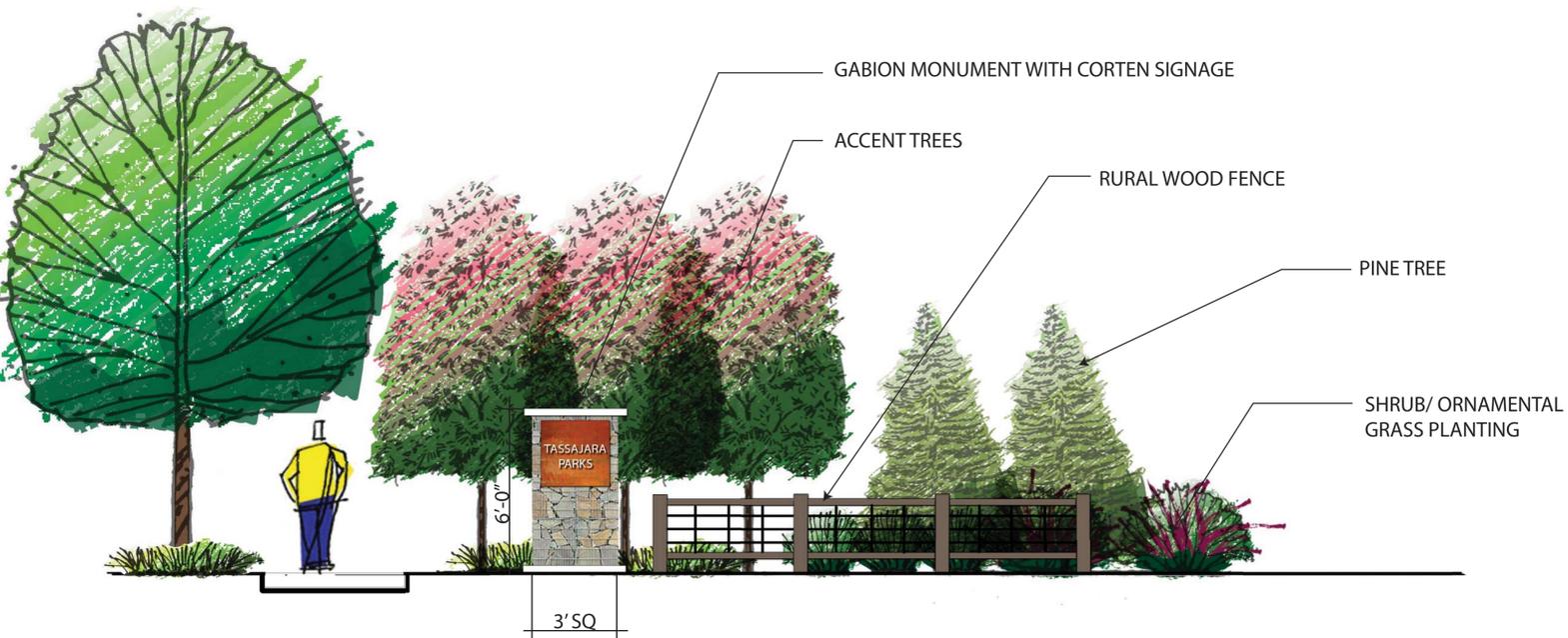
ELEVATION - MAJOR ENTRY

SCALE: 3/8" - 1'-0"



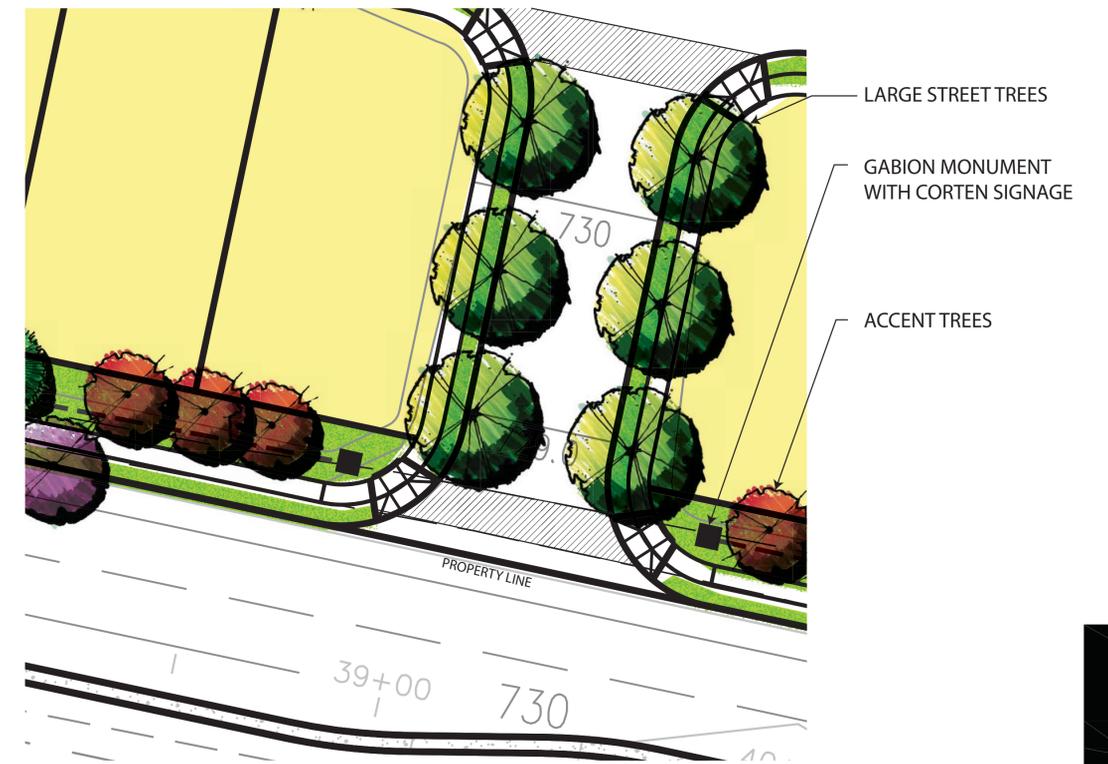
PLAN VIEW - MAJOR ENTRY

NTS



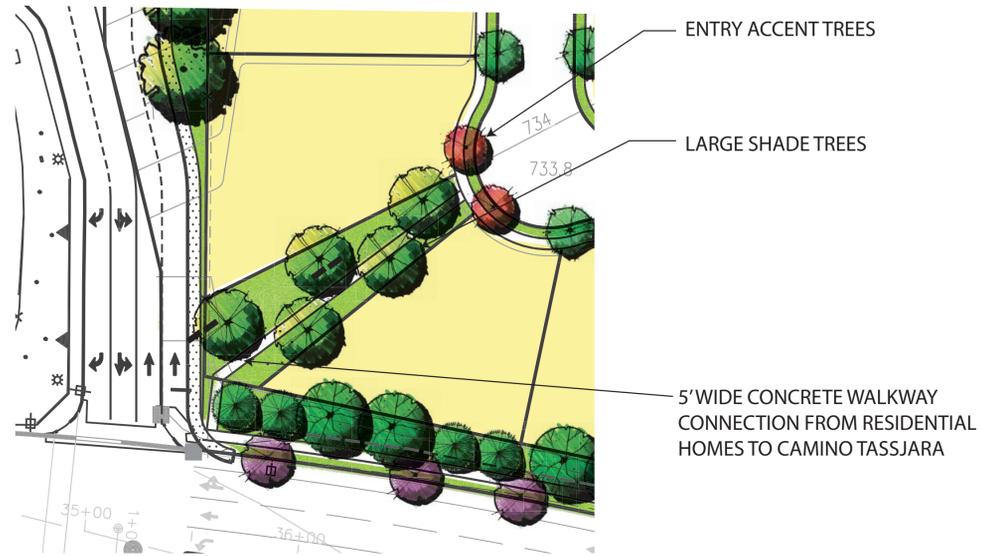
ELEVATION - MINOR ENTRY

SCALE: 3/8" - 1'-0"



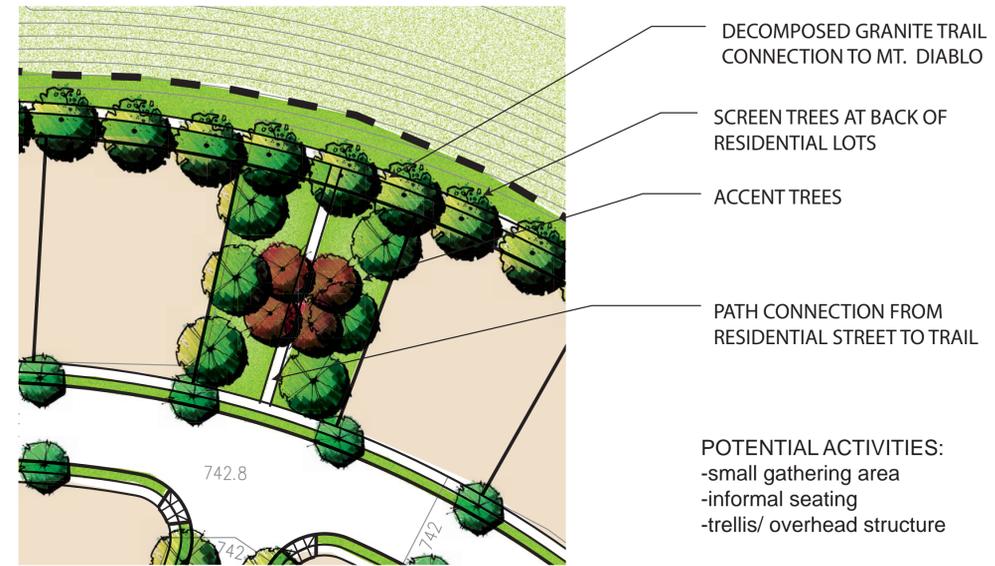
PLAN VIEW - MINOR ENTRY

NTS



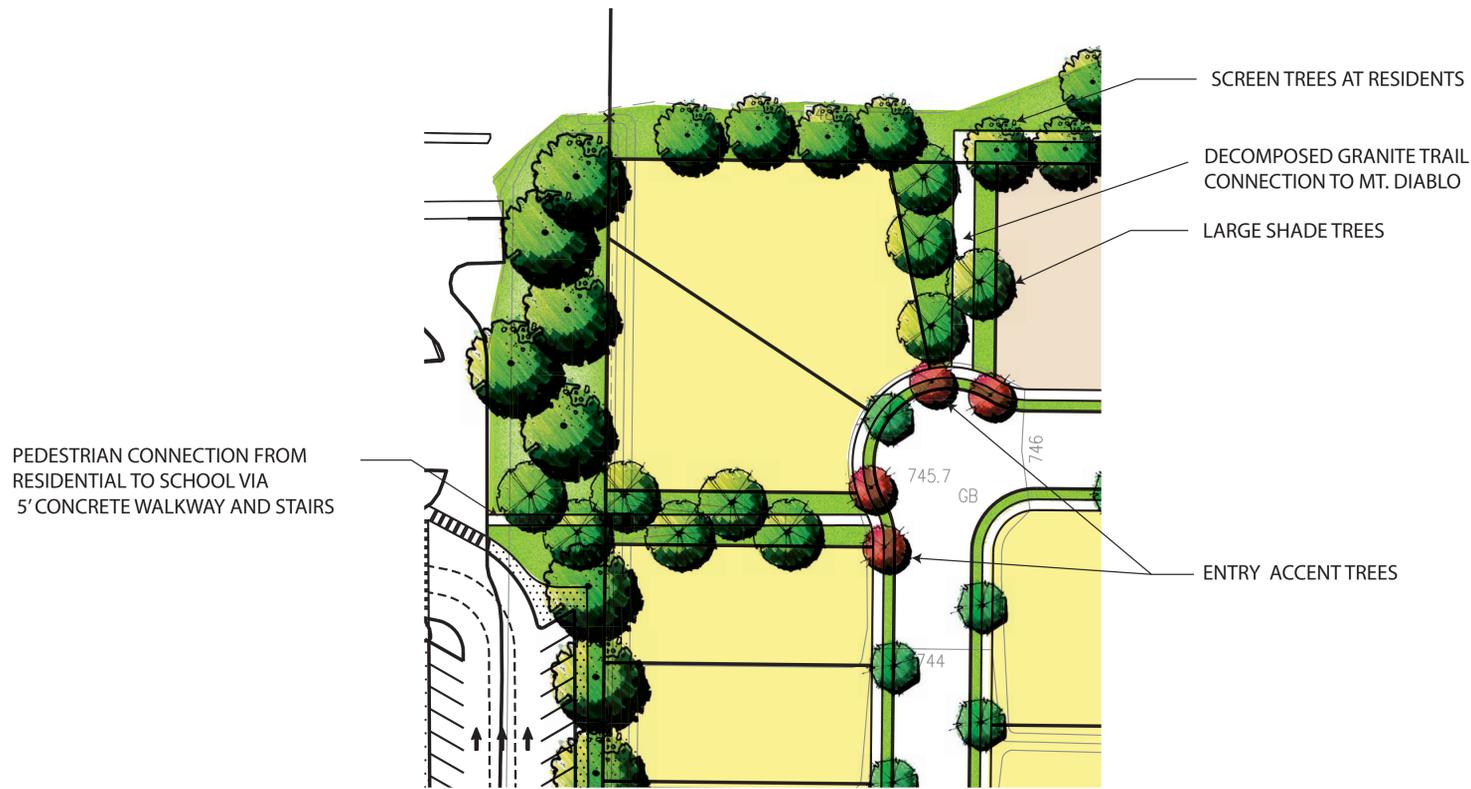
A PARCEL 'L'

SCALE: 1"=50'-0"



B PARCEL 'K' - FOCAL PARK

SCALE: 1"=50'-0"



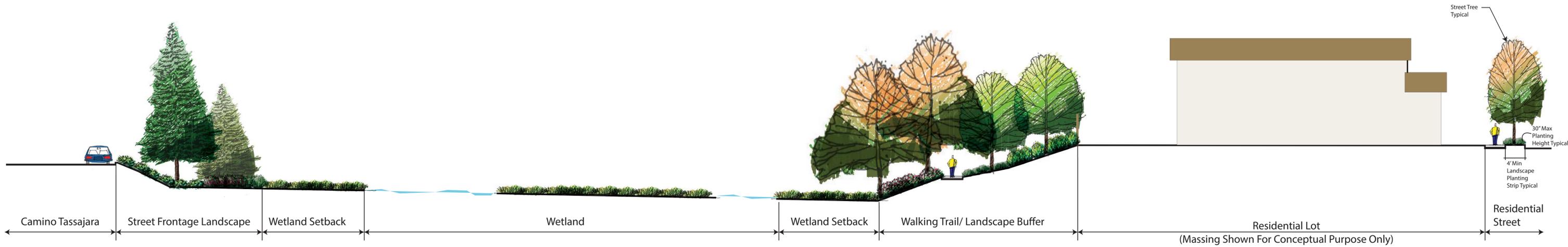
C PARCELS 'D' AND 'M'

SCALE: 1"=50'-0"



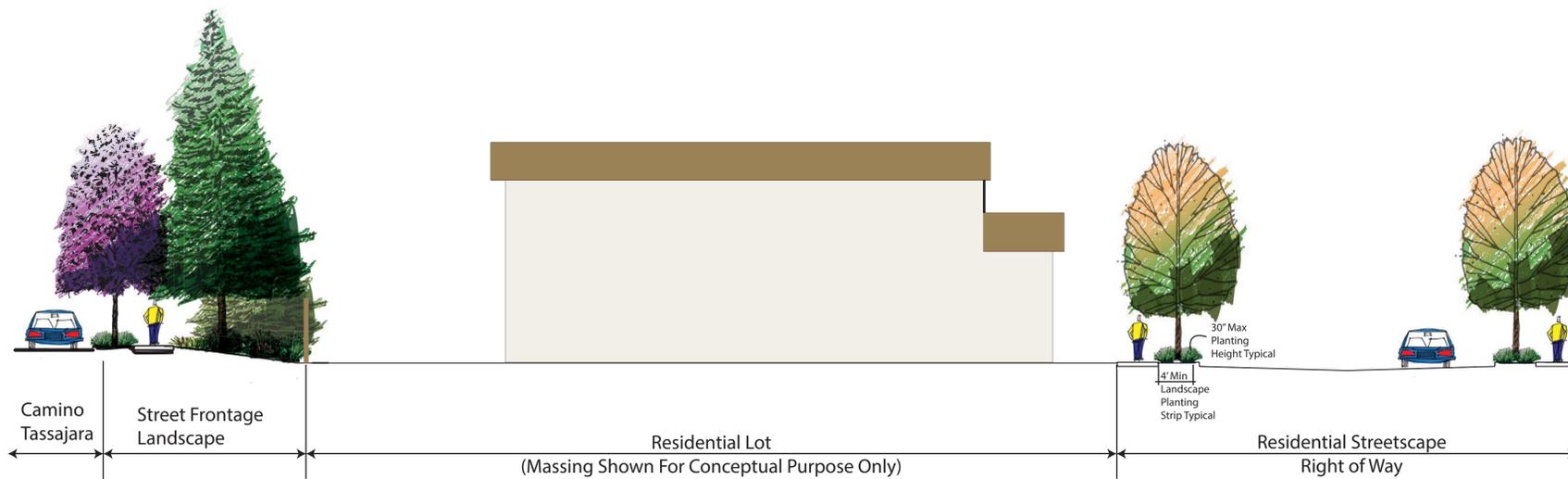
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SECTION - A

NTS

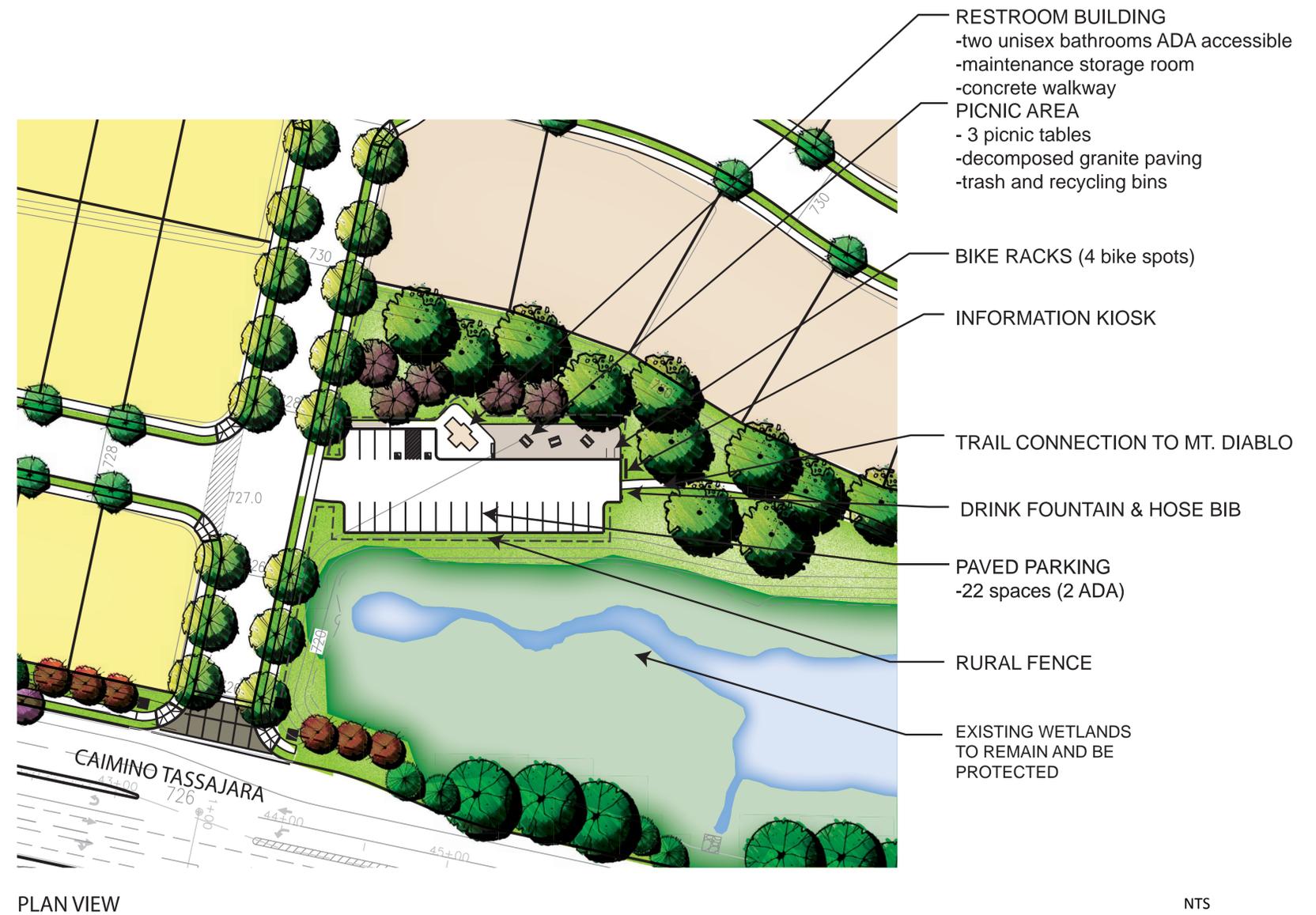
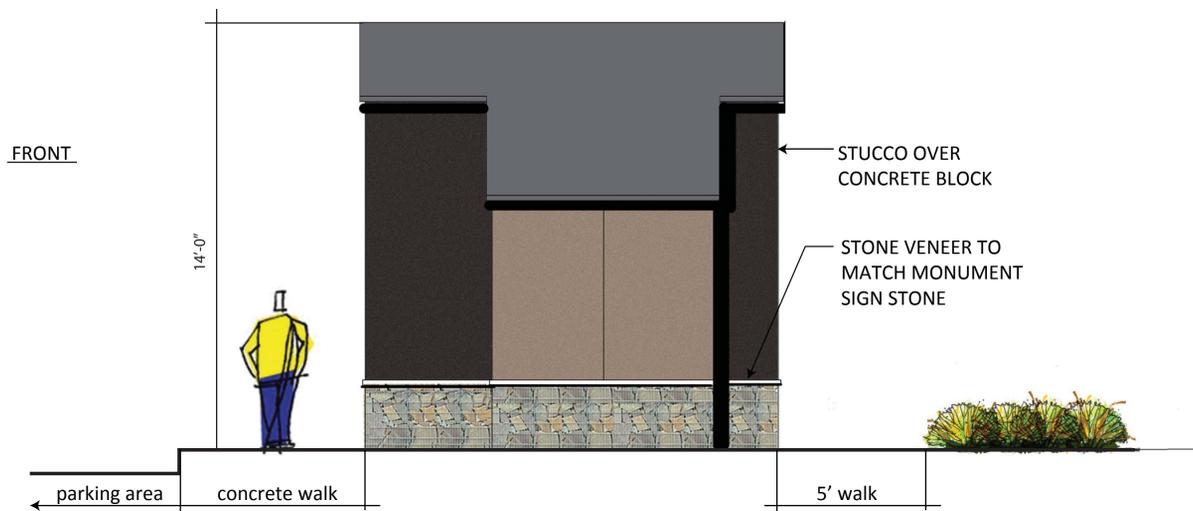
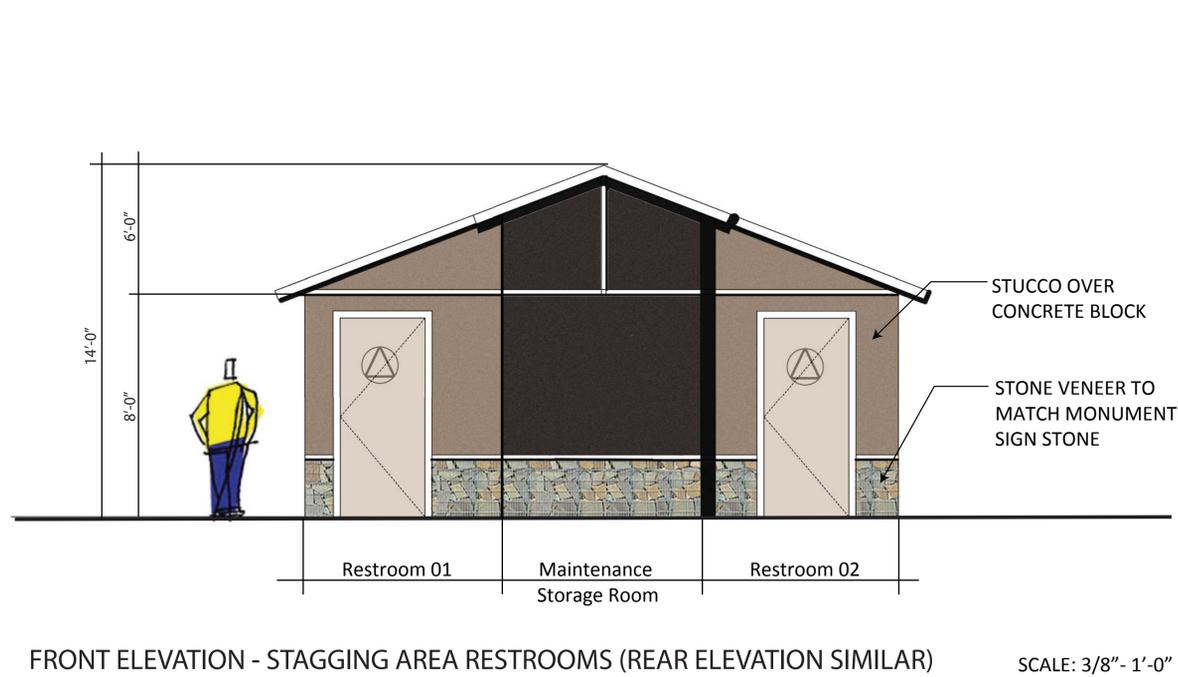


SECTION - B

SCALE 1" = 20'-0"



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NTS

