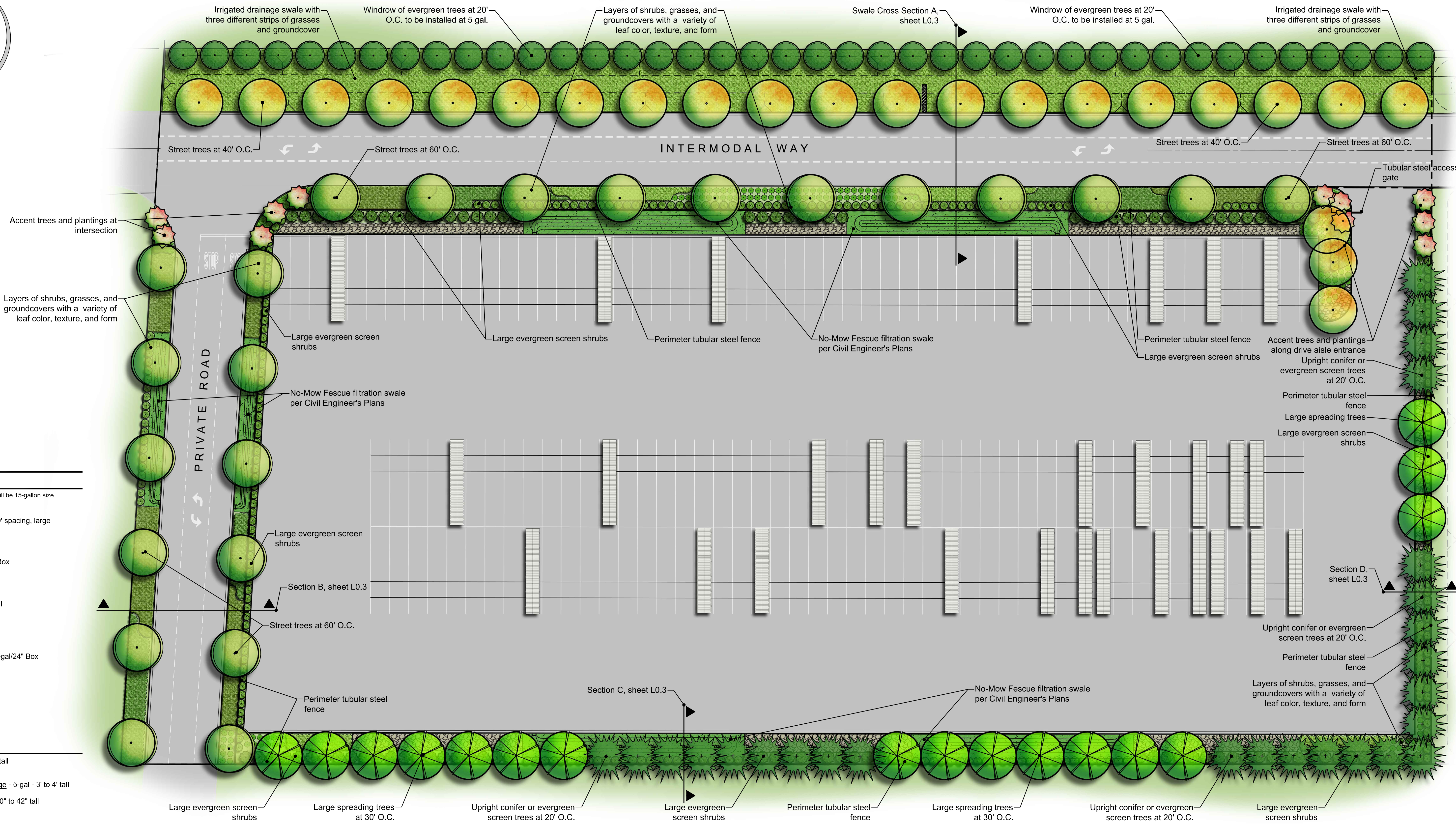


Project Location



Location Map



Preliminary Plant Palette

Trees

- Note - 25% of required trees will be 24"-Box size, the remainder will be 15-gallon size.
- Street Trees - 15gal/24"-Box - 40' - 60' spacing, large spreading shade trees.
- Perimeter Screen Trees - 15-gal/24" Box
- Conifer/Windrow Screen Trees - 15gal
- Parking Lot / Private Road Trees - 15-gal/24" Box
- Upright Trees - 15-gal
- Flowering Accent Trees - 15gal

Shrubs

- Large Screen Shrubs - 5-gal - 6' to 8' tall
- Formal, Evergreen, and Informal Hedge - 5-gal - 3' to 4' tall
- Large Accent Shrubs - 1 and 5-gal - 30" to 42" tall

Groundcovers

- Accent Shrubs and Grasses - 1 and 5-gal - Approx. 3' tall grasses or flowering shrubs on the side of the slope at the sidewalk transition.
- Evergreen Groundcover - 1 and 5-gal - 12" - 18" high evergreen spreading groundcover to form a uniform mat of planting on the side of the slope.
- Grass and Grass-like Accent Shrubs - 1 and 5-gal - 24" to 42" tall
- Medium Height Shrubs - 1 and 5-gal - 30" to 42" tall
- No-Mow Fescue - Sod - No-mow fescue blend to match streetscape as part of Master Development
- Cobble/Aggregate

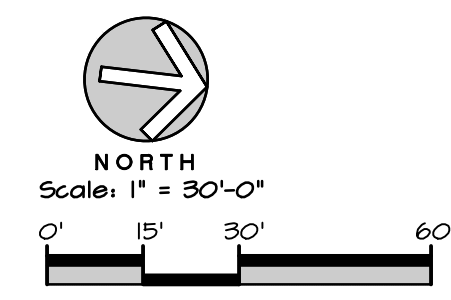
Non-Living Groundcover
 Mulch to be evenly distributed throughout all shrub and groundcover areas unless otherwise noted on plans. Mulch to be nitrogen stabilized, max. 3/4", recycled material installed at min. 3" depth.

Landscape Concept

The landscape design concept for the container yard facility is to provide an enjoyable and aesthetic space for employees as well as fitting into the surrounding Business Park. Plant material has been selected that performs well in the special conditions of the Central Valley (Sunset Zones #8 and 14). The plant material has also been selected to be cohesive with the design relative to the surrounding conditions and to screen the trailers that are within and adjacent to the project.

Drought tolerant hardy shrubs and groundcover are proposed for the perimeter of the landscape, and low to medium water use shrubs around buildings and at high profile areas. Fescue areas have been provided in the storm water swales and along streetscape to be cohesive with the master plan and the streetscape design of the business park.

Special considerations have been provided in selecting plant material that respects the needs of the employees and customers. Clear and secure view corridors have been provided to ensure the safety of people entering the container yard as well as moving through the parking lot and site, as well as screening the containers stored in the facility.



L0.1 Container Yard #1 (Centerpoint) Preliminary Landscape Plan

July 14, 2017
17-1929



Preliminary Plant Palette

This plan represents the design style and theme of the landscape design and planting. These plans are preliminary and may change through the design process. The final planting plan may not contain all of the above plants in the sizes as shown. Additionally, some new plant species may be used in the final design. This plan does however indicate the quantity of trees and the overall level of landscape development that will be carried through with the final design.

Trees

Note - 25% of required trees will be 24"-Box size, the remainder will be 15-gallon size.

Street Trees - 15gal/24"-Box - 40' - 60' spacing, large spreading shade trees.

- | | | |
|--|---------------------|-------------------|
| | Platanus acerifolia | London Plane Tree |
| | Quercus shumardii | Shumard Oak |
| | Schinus molle | California Pepper |
| | Ulmus parvifolia | Evergreen Elm |

Perimeter Screen Trees - 15gal/24"-Box

- | | | |
|--|---------------------------------------|--------------------|
| | Eucalyptus sideroxylon | Red Ironbark |
| | Grevillea robusta | Silt Oak |
| | Liquidambar styraciflua 'Rotundiloba' | American Sweet Gum |
| | Lindodendron tulipifera | Tulip Tree |

Conifer/Windrow Screen Trees - 15gal

- | | | |
|--|------------------------------|--------------------|
| | Cedrus deodara | Deodar Cedar |
| | Pinus eldarica | Mondell Pine |
| | Pinus pinea | Italian Stone Pine |
| | Sequoia sempervirens | Coast Redwood |
| | Thuja plicata 'Spring Grove' | Western Red Cedar |

Parking Lot / Private Road Trees - 15gal/24"-Box

- | | | |
|--|---------------------------------|-------------------|
| | Platanus x acerifolia | London Plane Tree |
| | Quercus coccinea | Scarlet Oak |
| | Ulmus parvifolia | Chinese Elm |
| | Zelkova serrata 'Village Green' | Sawleaf Zelkova |

Upright Trees - 15gal

- | | | |
|--|--------------------------------|---------------------|
| | Brachycton populneus | Bottle Tree |
| | Carpinus betulus 'Fastigiata' | Upright Hornbeam |
| | Laurus nobilis 'Saratoga' | Saratoga Bay Laurel |
| | Pyrus calleryana 'Chanticleer' | Chanticleer Pear |
| | Rhus lancea | African Sumac Tree |

Flowering Accent Trees - 15gal

- | | | |
|--|---------------------------|---------------------|
| | Abizia julibrissin | Silk Tree |
| | Cornus florida | Flowering Dogwood |
| | Lagerstroemia fauriei | Crape Myrtle |
| | Makus spp. | Crabapple |
| | Prunus 'Krauter Visivius' | Flowering Plum Plum |

Shrubs

- Large Screen Shrubs - 5-gal - 6' to 8' tall**
- | | | |
|--|----------------------------------|-------------------|
| | Nerium oleander | Oleander |
| | Rhamnus alaternus 'John Edwards' | Italian Buckthorn |
| | Xylosma congestum 'Compacta' | Shiny Xylosma |

Formal, Evergreen, and Informal Hedge - 5-gal - 3' to 4' tall

- | | | |
|--|--|-------------------|
| | Ligustrum japonicum 'Texanum' | Texas Privet |
| | Myrtus communis 'Compacta' | Myrtle |
| | Olea europea 'Little Ollie' | Olive |
| | Pittosporum tobira 'Variegata' | Variegated Tobira |
| | Rhaphiolepis indica 'Jack Evans' | Indian Hawthorn |
| | Rhaphiolepis umbellata | 'Teddo' Hawthorn |
| | Rosmarinus officinalis 'Miss Jessop's Upright' | Rosemary |

Large Accent Shrubs - 1 and 5-gal - 30" to 42" tall

- | | | |
|--|--------------------------------------|---------------------|
| | Calamagrostis acutiflora | Feather Reed Grass |
| | Callistemon viminalis 'Little John' | Weeping Bottlebrush |
| | Dietes bicolor | Fortnight Lily |
| | Loropetalum chinense | Coropetalum |
| | Miscanthus sinensis 'Yaku Jima' | Silver Grass |
| | Muhlenbergia capillaris | Pink Muhly |
| | Phormium spp. | Flax |
| | Pittosporum tobira 'Wheeler's Dwarf' | Dwarf Tobira |

Groundcovers

Accent Shrubs and Grasses - 1 and 5-gal - Approx. 3' tall grasses or flowering shrubs on the side of the slope at the sidewalk transition.

- | | | |
|--|-----------------------------------|----------------------|
| | Agapanthus africanus | Lily-of-the-Nile |
| | Festuca californica | California Fescue |
| | Festuca glauca | Common Blue Fescue |
| | Festuca mairei | Marie's Fescue |
| | Helictotrichon sempervirens | Blue Oat Grass |
| | Juncus patens | California Gray Rush |
| | Liriope muscari 'Silver Sunproof' | Big Blue Lily Turf |
| | Rosa 'Red Flower Carpet' | Rose |
| | Salvia spp. | Sage |

Evergreen Groundcover - 1 and 5-gal - 12" - 18" high evergreen spreading groundcover to form a uniform mat of planting on the side of the slope.

- | | | |
|--|--------------------------------|-------------------|
| | Archtophyllus 'Emerald Carpet' | Manzanita |
| | Baccharis pilularis | Dwarf Coyote Bush |
| | Cotoneaster dammeri 'Lowfast' | Cotoneaster |
| | Dymondia margaretae | Silver Carpet |
| | Juniperus sabina 'Cultivars' | Juniper |
| | Teucrium chamaedrys | Germander |
| | Trachelospermum asiaticum | Star Jasmine |
| | Verbena spp. | Verbena |

Grass and Grass-like Accent Shrubs - 1 and 5-gal - 24" to 42" tall

- | | | |
|--|-----------------------------|-----------------------|
| | Festuca californica | California Fescue |
| | Festuca glauca | Common Blue Fescue |
| | Festuca mairei | Marie's Fescue |
| | Helictotrichon sempervirens | Blue Oat Grass |
| | Juncus patens | California Gray Rush |
| | Nassella tenuissima | Mexican Feather Grass |
| | Pennisetum orientale | Dwarf Fountain Grass |

Medium Height Shrubs - 1 and 5-gal - 30" to 42" tall

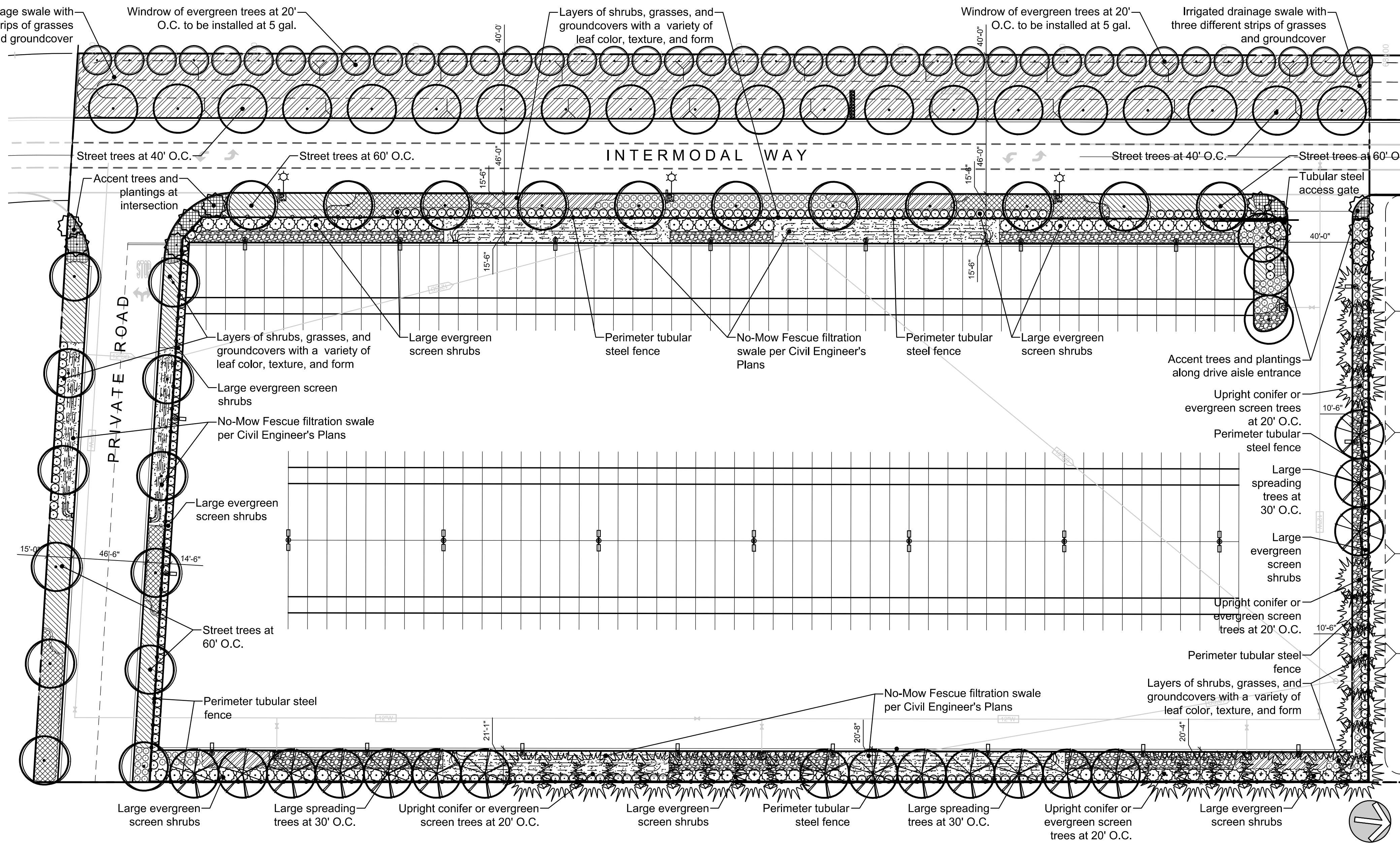
- | | | |
|--|--|------------------------|
| | Arctostaphylos densiflorus 'Howard McMinn' | Manzanita |
| | Cistus purpureus | Orchid Rockrose |
| | Phormium spp. | Flax |
| | Pittosporum tobira 'Wheeler's Dwarf' | Wheeler's Dwarf Tobira |
| | Rhaphiolepis indica | India Hawthorn |
| | Rosmarinus officinalis | Rosemary |

No-Mow Fescue - Sod - No-mow fescue blend to match streetscape as part of Master Development

Cobble/Aggregate

Non-Living Groundcover

Mulch to be evenly distributed throughout all shrub and groundcover areas unless otherwise noted on plans. Mulch to be nitrogen stabilized, max. 3/4", recycled material installed at min. 3" depth.



Hydrozone Table and ETWU

Annual ET for Manteca - 51.2

Hydro-zone	Planting Type	Water Use	Type of Irrigation	Plant Factor	Irrig. eff.	ETAF (PF/IE)	Hydrozone Area (square feet)	ETAF x Area	Percentage of Landscape	ETWU
1	No-Mow Grass	High	MP Rotator	.7	.75	.93	10,600 sf	9,893.3	21.9%	314,054.0
2	Shrubs	Medium	Low Flow Bubbler	.4	.81	.49	3,035 sf	1,498.3	6.3%	47,576.8
3	Shrubs	Low	Low Flow Bubbler	.3	.81	.37	27,315 sf	10,116.7	56.4%	321,143.5
4	Cobble	None	None	0	1	0	7,514 sf	0	15.4%	0
Total Landscape							48,464 sf	21,508.8	100%	682,774.3

Landscape Area - Ornamental Landscape	48,464 sf
ETAF x Area - Ornamental Landscape	21,508.8
Ornamental Landscape Irrigation Efficiency	0.83 efficient
Estimated Total Water Usage (ETWU)	682,774.3 gallons
Maximum Applied Water Allowance (MAWA)	692,298.5 gallons
ETWU is less than MAWA - System meets Water Efficient Landscape Ordinance	

On-Site Landscape Areas

Formal Landscape		
Shrub Area:	30,350 sf	62.7%
No Mow Fescue Area:	10,600 sf	21.9%
Cobble/Aggregate Area:	7,514 sf	15.4%
Total Formal Landscape	48,464 sf	100%

Size of Developed Parcel	297,158 sf (6.8 acres)
Percent of Parcel in Formal Landscape	16.3%
10% Landscape coverage required	

Off-Site Landscape Areas

Spine Road Streetscape Planting Area:	31,676 sf	100%
Private Association maintained between curbs		
Total Landscape:	31,676 sf	100%

Existing Trees

There are no existing trees on site

Irrigation

The entire site will be irrigated using a fully automatic system. The irrigation system will be predominately spot drip with the possibility of some pop-up spray at key landscape areas and gear rotor and/or rotary heads for the No-Mow Fescue areas. The system will include in-line valves, quick couplers, and gate valves, as well as backflow prevention to meet all local and CBC codes. Automatic controller will be a 'Smart' controller by Hunter, Toro, Rainbird, or equal. The irrigation design will be compliant with the Manteca Water Efficient Landscape Ordinance.

Tree Root Barriers

All large spreading trees placed within 5' of hardscape (sidewalks and curb) are to have DeepRoot Model #UB 18-2 root barriers installed during tree installation.

Root Solutions RS-18 may be used as an alternate. Use the same quantities per tree sizes as listed above. 1(800)554-0914

L0.2

July 14, 2017
17-1929

Container Yard #1 (Centerpoint)

Preliminary Landscape Plan



151 N. Main St., Corona, CA 92625
(951)532-2856 (951)532-9510

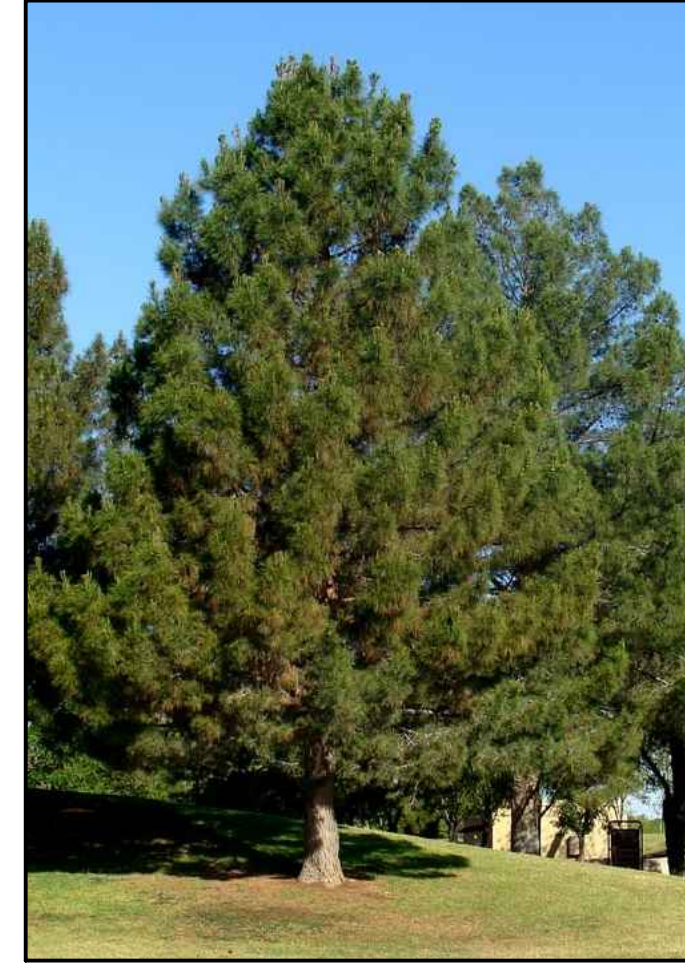
Tree Images



Cedrus Deodara
Deodar Cedar



Eucalyptus sideroxylon
Red Ironbark



Pinus elderica
Mondell Pine



Schinus molle
California Pepper



Brachychiton populneus
Bottle Tree



Carpinus betulus 'Fastigiata'
Upright Hornbeam



Zelkova serrata 'Village Green'
Sawleaf Zelkova



Lagerstroemia faurei
Crape Myrtle

Shrub Images



Rhamnus alaternus 'John Edwards'
Italian Buckthorn



Ligustrum japonicum 'Texanum'
Texas Privet

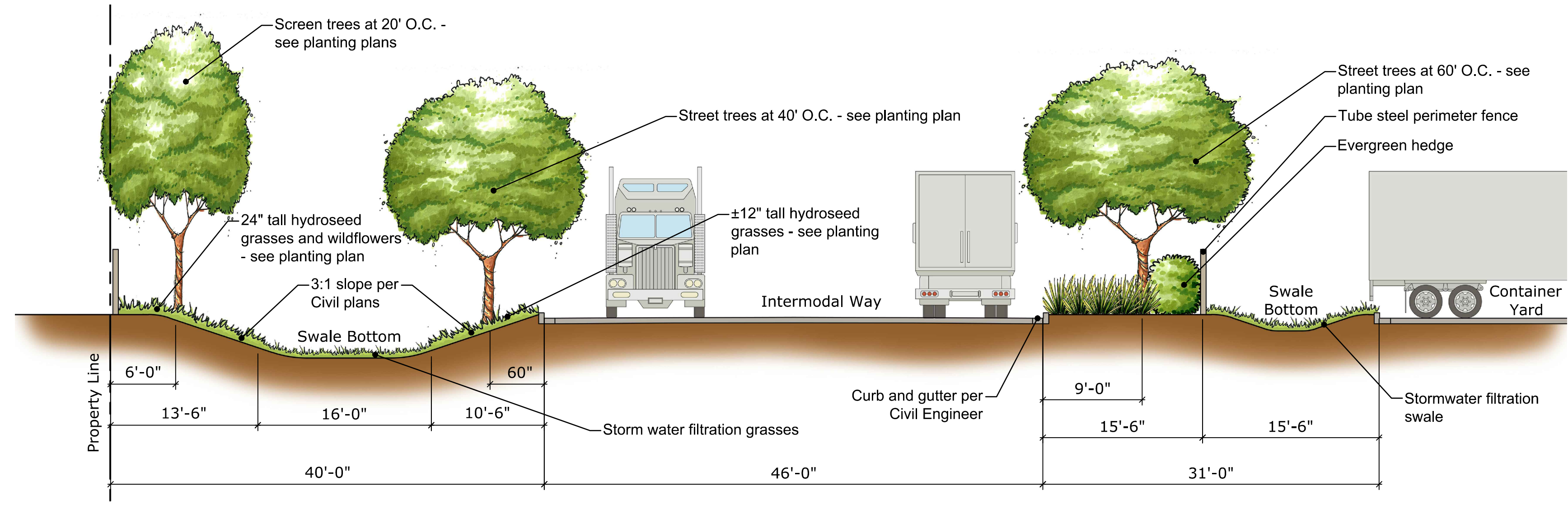


Calamagrostis acutiflora
Feather Reed Grass



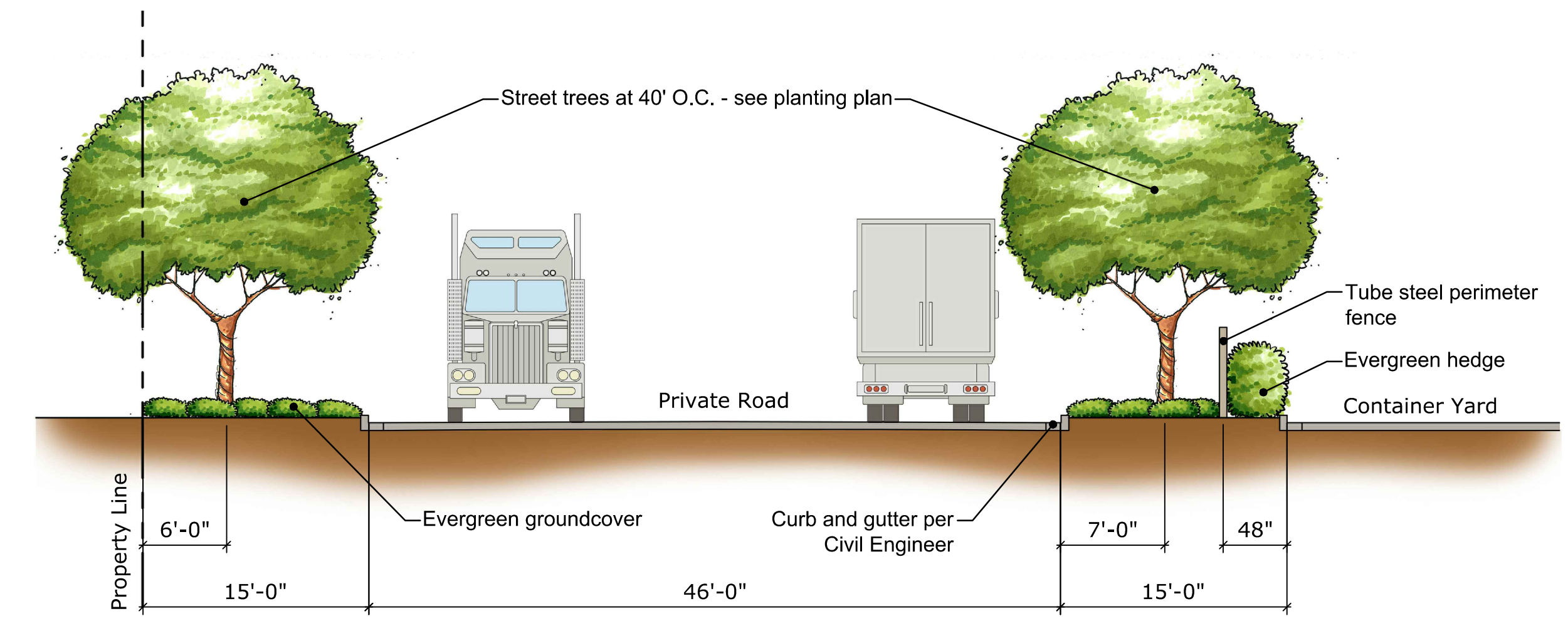
Callistemon viminalis 'Little John'
Dwarf Weeping Bottlebrush

Perimeter Fence Concept Images - 8' tall tubular steel fences



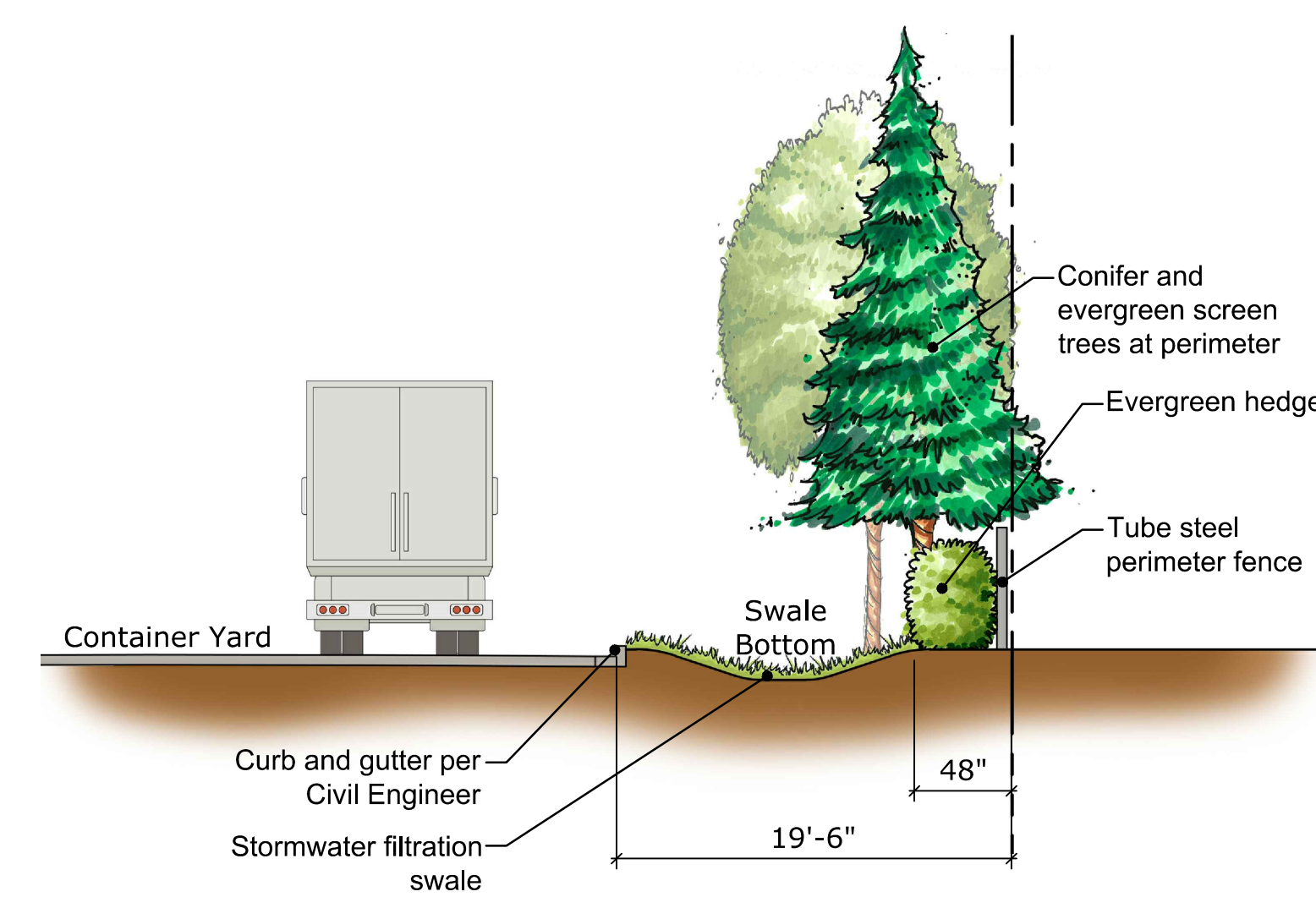
Section 'A'

Scale: 1/8" = 1'-0"



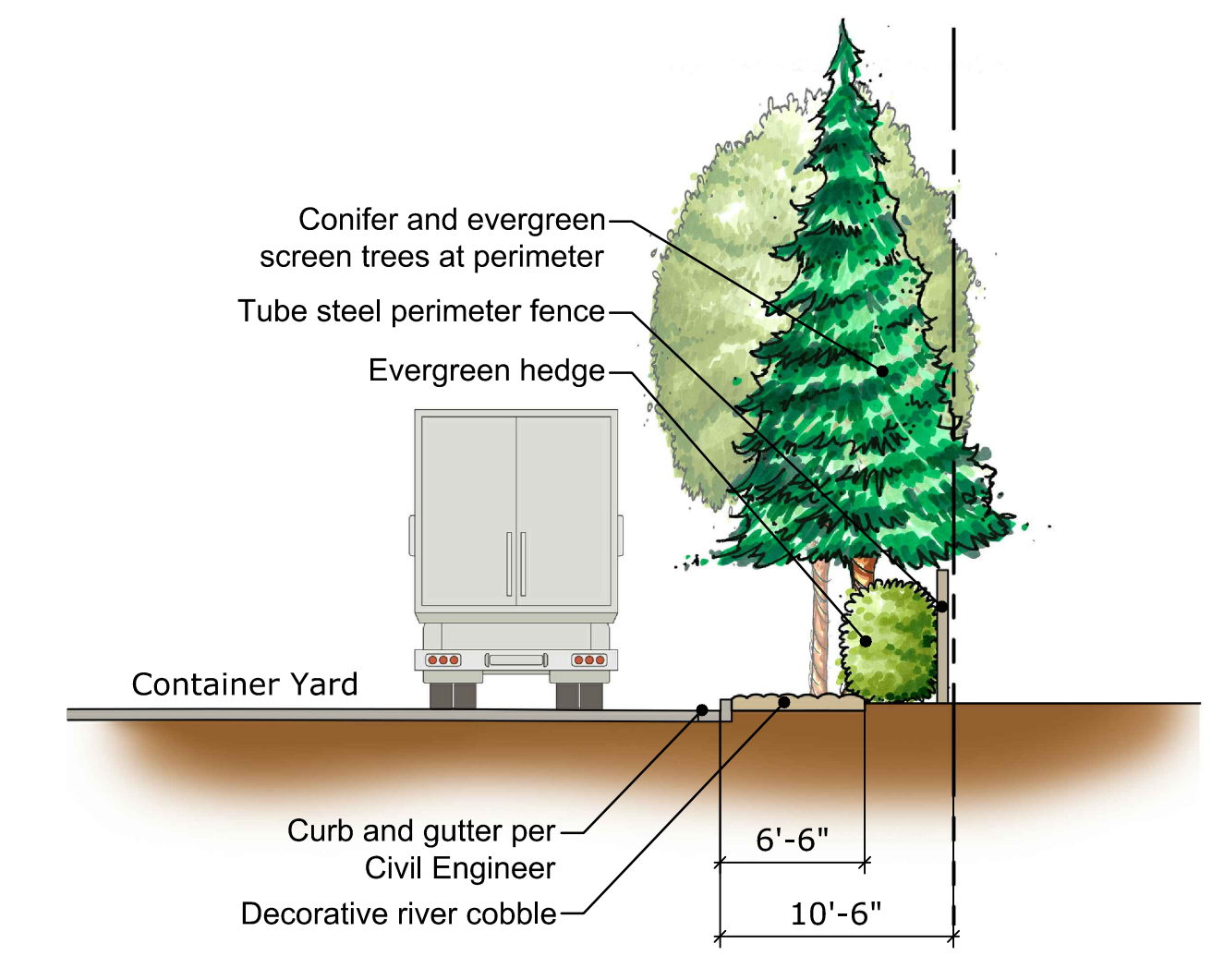
Section 'B'

Scale: 1/8" = 1'-0"



Section 'C'

Scale: 1/8" = 1'-0"



Section 'D'

Scale: 1/8" = 1'-0"

L0.3

Container Yard #1 (Centerpoint)

Landscape Images



151 N. Main St., Corona, CA 92620
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