





## 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
  - Quercus shumardii
  - Schinus molle
  - Ulmus parvifolia
  - London Plane Tree
  - Shumard Oak
  - California Pepper
  - Evergreen Elm
- Perimeter Screen Trees - 15gal/24"-Box**
  - Eucalyptus sideroxyon
  - Grevillea robusta
  - Liquidambar styraciflua 'Rotundiloba'
  - Liriodendron tulipifera
  - Red Ironbark
  - Silt Oak
  - American Sweet Gum
  - Tulip Tree
- Conifer/Windrow Screen Trees - 15gal**
  - Cedrus deodara
  - Pinus eldarica
  - Pinus pinea
  - Sequoia sempervirens
  - Thuja plicata 'Spring Grove'
  - Deodar Cedar
  - Mondell Pine
  - Italian Stone Pine
  - Coast Redwood
  - Western Red Cedar
- Parking Lot / Private Road Trees - 15gal/24"-Box**
  - Platanus x acerifolia
  - Quercus coccinea
  - Ulmus parvifolia
  - Zelkova serrata 'Village Green'
  - London Plane Tree
  - Scarlet Oak
  - Chinese Elm
  - Sawleaf Zelkova
- Upright Trees - 15gal**
  - Brachychiton populneus
  - Carpinus betulus 'Fastigiata'
  - Laurus nobilis 'Saratoga'
  - Pyrus calleryana 'Chanticleer'
  - Rhus lancea
  - Bottle Tree
  - Upright Hornbeam
  - Saratoga Bay Laurel
  - Chanticleer Pear
  - African Sumac Tree
- Flowering Accent Trees - 15gal**
  - Albizia julibrissen
  - Cornus florida
  - Lagerstroemia fauriei
  - Malus spp.
  - Prunus 'Krauter Visivius'
  - Silk Tree
  - Flowering Dogwood
  - Crape Myrtle
  - Crabapple
  - Flowering Plum Plum

### Shrubs

- Large Screen Shrubs - 5-gal - 6' to 8' tall**
  - Nerium oleander
  - Rhamnus alaternus 'John Edwards'
  - Xylosma congestum 'Compacta'
  - Oleander
  - Italian Buckthorn
  - Shiny Xylosma
- Formal, Evergreen, and Informal Hedge - 5-gal - 3' to 4' tall**
  - Ligustrum japonicum 'Texanum'
  - Myrtus communis 'Compacta'
  - Olea europea 'Little Ollie'
  - Pittosporum tobira 'Variegata'
  - Raphirolepis indica 'Jack Evans'
  - Raphirolepis umbellata
  - Rosmarinus officinalis 'Miss Jessop's Upright'
  - Texas Privet
  - Myrtle
  - Olive
  - Variegated Tobira
  - Indian Hawthorn
  - Yestdo Hawthorn
  - Rosemary
- Large Accent Shrubs - 1 and 5-gal - 30" to 42" tall**
  - Calamagrostis acutiflora
  - Callistemon viminalis 'Little John'
  - Dietes bicolor
  - Loropetalum chinense
  - Miscanthus sinensis 'Yaku Jima'
  - Muhlenbergia capillaris
  - Phormium spp.
  - Pittosporum tobira 'Wheeler's Dwarf'
  - Feather Reed Grass
  - Weeping Bottlebrush
  - Fortnight Lily
  - Loropetalum
  - Silver Grass
  - Pink Muhly
  - Flax
  - Dwarf Tobira

### Groundcovers

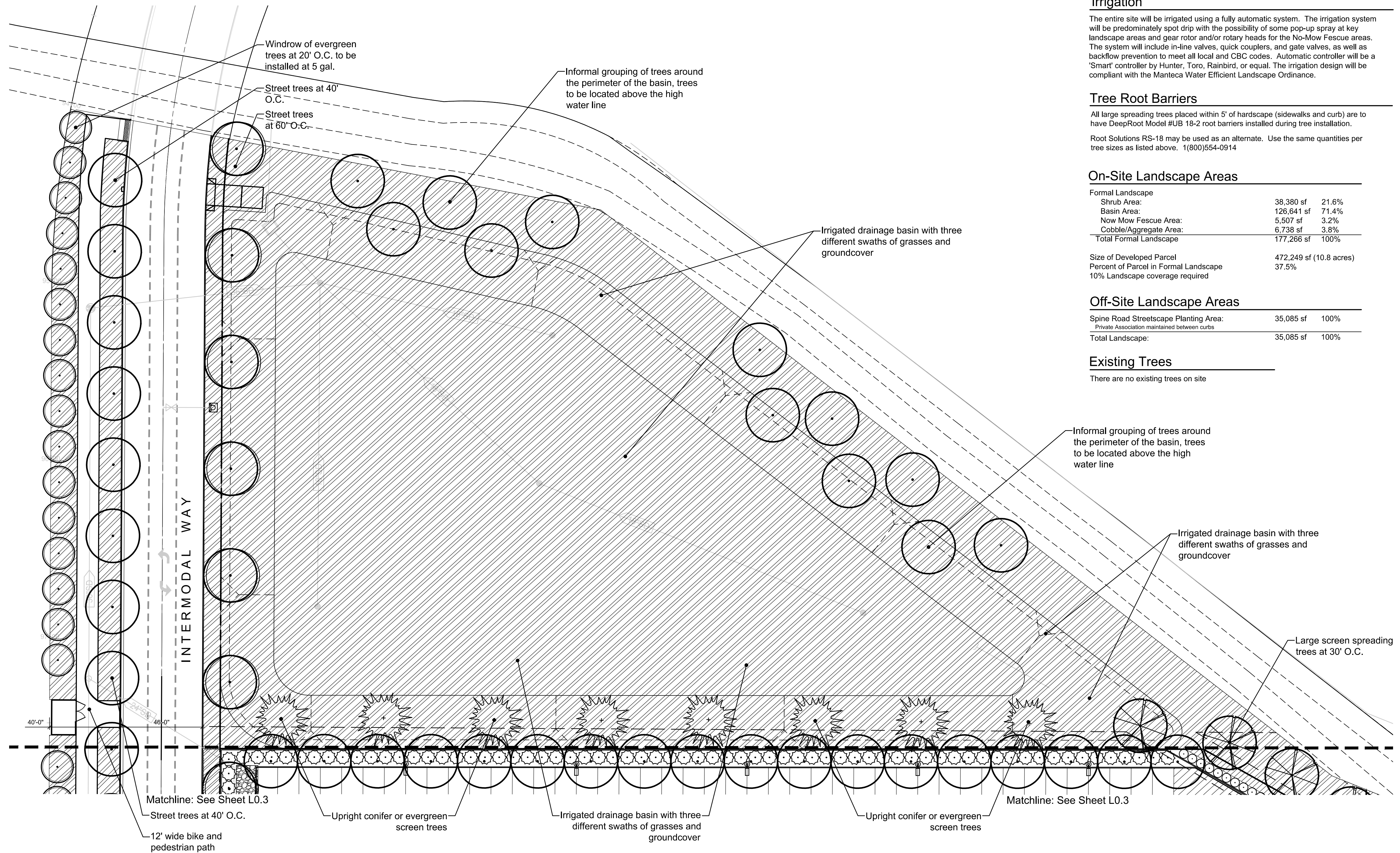
- Accent Shrubs and Grasses - 1 and 5-gal - Approx. 3" tall grasses or flowering shrubs on the side of the slope at the sidewalk transition.**
  - Agapanthus africanus
  - Festuca californica
  - Festuca glauca
  - Festuca mairei
  - Hemerocallis spp.
  - Juncus patens
  - Liriope muscari 'Silver Sunroof'
  - Rosa 'Red Flower Carpet'
  - Salvia spp.
  - Lily-of-the-Nile
  - California Fescue
  - Common Blue Fescue
  - Marie's Fescue
  - Day Lily
  - California Gray Rush
  - Big Blue Lily Turf
  - Rose
  - 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.**
  - Archostaphylos 'Emerald Carpet'
  - Baccharis pilularis
  - Cotoneaster dammeri 'Lowfast'
  - Dymondia margaritae
  - Juniperus sabina 'Cultivars'
  - Teucrium chamaedrys
  - Trachelospermum asiaticum
  - Verbena spp.
  - Manzanita
  - Dwarf Coyote Bush
  - Cotoneaster
  - Silver Carpet
  - Juniper
  - Germander
  - Star Jasmine
  - Verbena
- Grass and Grass-like Accent Shrubs - 1 and 5-gal - 24" to 42" tall**
  - Festuca californica
  - Festuca glauca
  - Festuca mairei
  - Helictotrichon sempervirens
  - Juncus patens
  - Nassella tenuissima
  - Pennisetum orientale
  - California Fescue
  - Common Blue Fescue
  - Marie's Fescue
  - Blue Oat Grass
  - California Gray Rush
  - Mexican Feather Grass
  - Dwarf Fountain Grass
- Medium Height Shrubs - 1 and 5-gal - 30" to 42" tall**
  - Archostaphylos densiflorus 'Howard McMinn'
  - Cistus purpureus 'Orchid Rockrose'
  - Phormium spp.
  - Pittosporum tobira 'Wheeler's Dwarf'
  - Raphirolepis indica
  - Rosmarinus officinalis
  - Manzanita
  - Flax
  - Wheeler's Dwarf Tobira
  - India Hawthorn
  - 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<sub>0</sub> for Manteca - 51.2

#### Ornamental Landscape

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	5,507 sf	5,139.9	3.1%	163,159.9
2	Basin	Low	MP Rotator	.3	.75	.40	126,641 sf	50,656.4	71.4%	1,608,036.8
3	Shrubs	Medium	Low Flow Bubbler	.4	.81	.49	3,838 sf	1,895.3	2.2%	60,164.7
4	Shrubs	Low	Low Flow Bubbler	.3	.81	.37	34,542 sf	12,793.3	19.5%	406,111.6
5	Cobble	None	None	0	1	0	6,738 sf	0	3.8%	0
<b>Total Landscape</b>							<b>177,266</b>	<b>70,484.9</b>	<b>100%</b>	<b>2,237,472.9</b>

Landscape Area - Ornamental Landscape	177,266 sf
ETAF x Area - Ornamental Landscape	70,484.9
Ornamental Landscape Irrigation Efficiency	0.77 efficient
Estimated Total Water Usage (ETWU)	2,237,472.9 gallons
Maximum Applied Water Allowance (MAWA)	2,602,004.9 gallons

ETWU is less than MAWA - System meets Water Efficient Landscape Ordinance

### 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

### On-Site Landscape Areas

Formal Landscape		
Shrub Area:	38,380 sf	21.6%
Basin Area:	126,641 sf	71.4%
Now Mow Fescue Area:	5,507 sf	3.2%
Cobble/Aggregate Area:	6,738 sf	3.8%
<b>Total Formal Landscape</b>	<b>177,266 sf</b>	<b>100%</b>

Size of Developed Parcel	472,249 sf (10.8 acres)
Percent of Parcel in Formal Landscape	37.5%
10% Landscape coverage required	

### Off-Site Landscape Areas

Spine Road Streetscape Planting Area:	35,085 sf	100%
Private Association maintained between curbs		
<b>Total Landscape:</b>	<b>35,085 sf</b>	<b>100%</b>

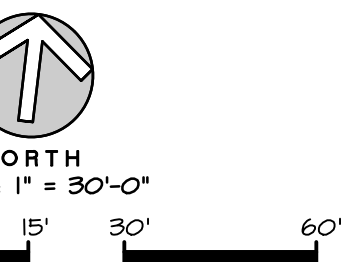
### Existing Trees

There are no existing trees on site

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Container Yard #2 (Centerpoint)

Preliminary Landscape Plan



151 N. Main St., Corona, CA 92626  
(951)532-2856 (951)532-9510

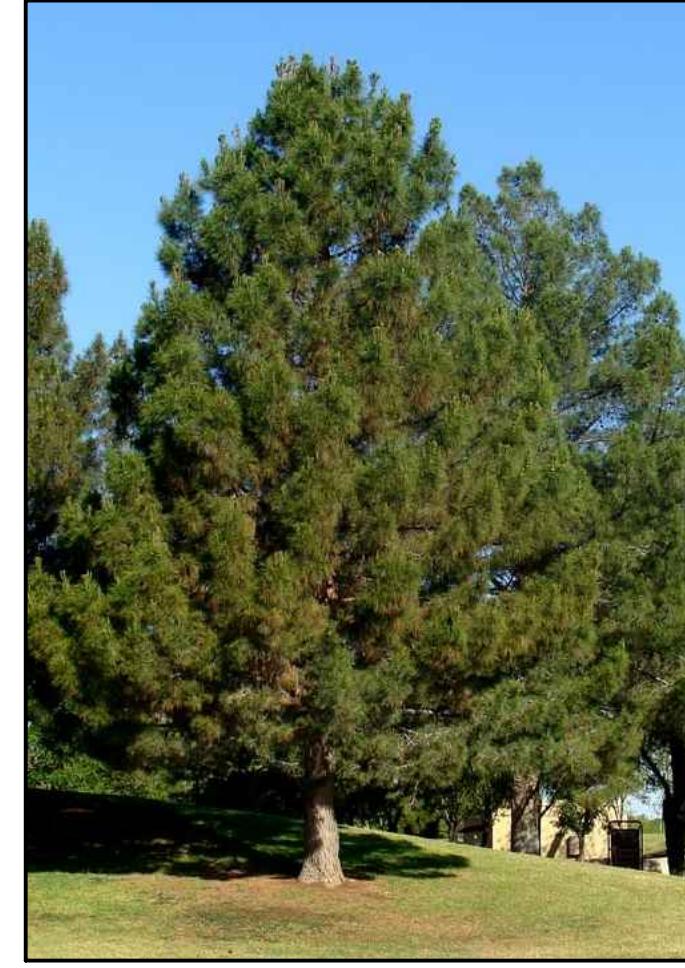
### Tree Images



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

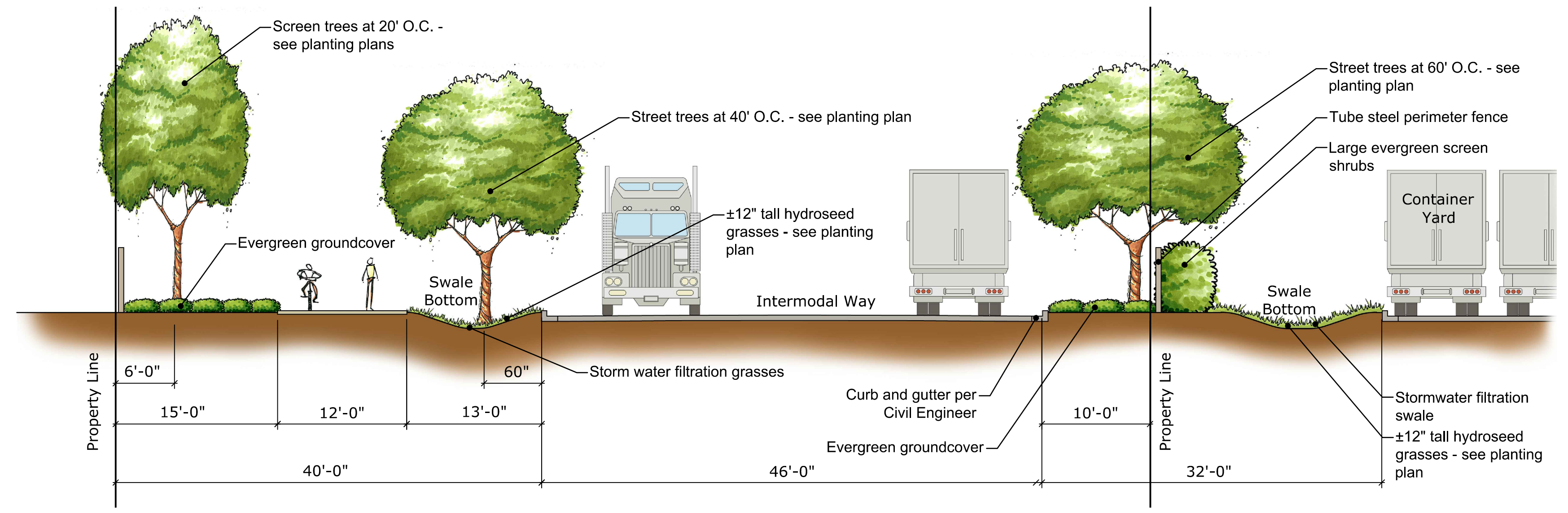


Calamagrostis acutiflora  
Feather Reed Grass



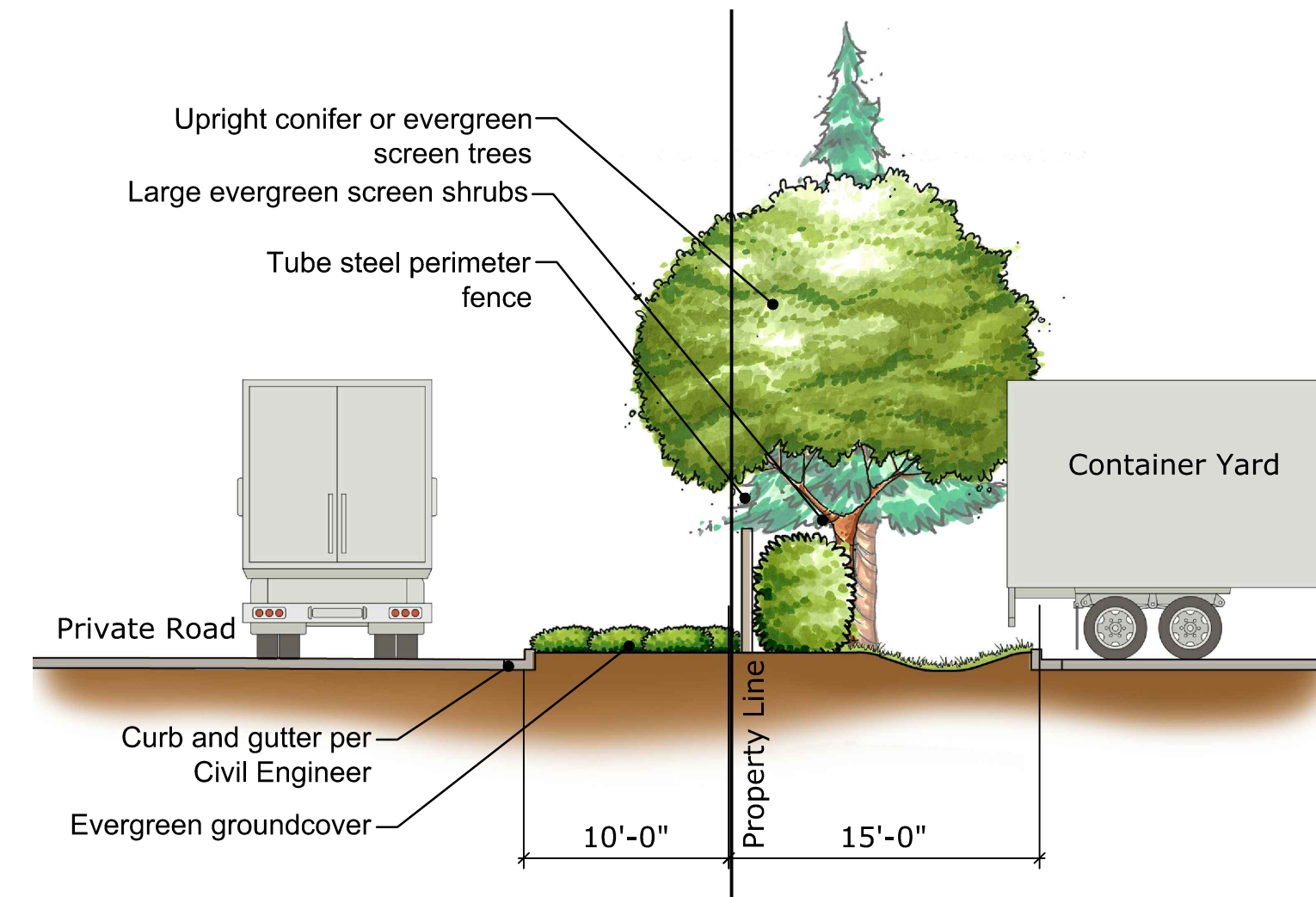
Callistemon viminalis 'Little John'  
Dwarf Weeping Bottlebrush

### Perimeter Fence Concept Images - 8' tall tubular steel fences



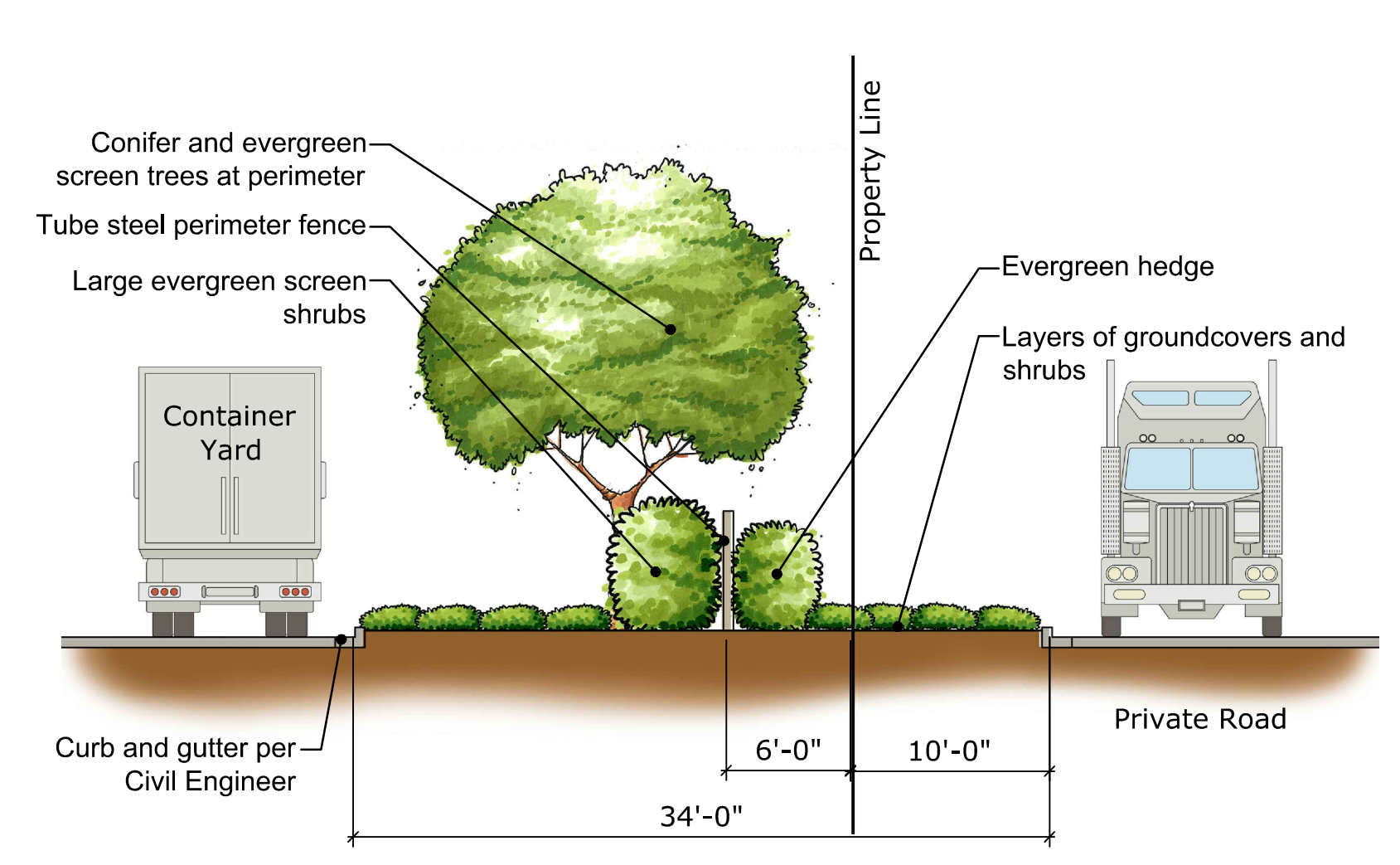
Section 'A'

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



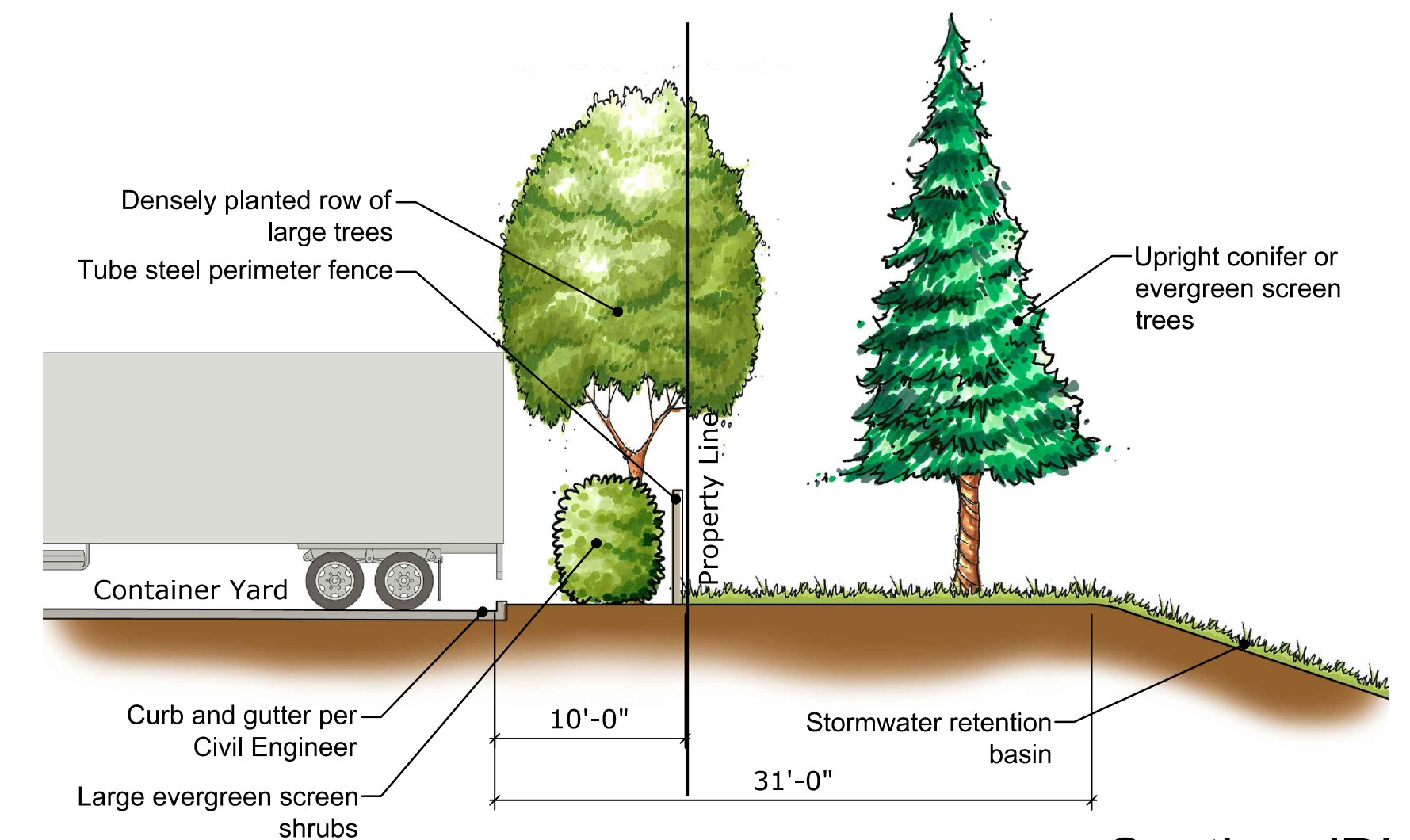
Section 'B'

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



Section 'C'

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



Section 'D'

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

L0.4

Container Yard #2 (Centerpoint)

Landscape Images



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