
5.3 LANDSCAPE ARCHITECTURAL GUIDELINES AND STANDARDS

5.3.1 INTRODUCTION

The guidelines presented herein are intended to encourage creative design individuality and assist in providing continuity and the desired country rural image which makes StoneRidge a unique and special community.

5.3.2 PLANT MATERIAL PALETTE

It is the intent to allow flexibility and diversity in planting design while defining an acceptable palette in order to reinforce the thematic identity of StoneRidge.

A limited selection of plant materials used in simple significant compositions is encouraged. Planting designs should be compatible with and complement adjacent plantings, reinforcing and enhancing the individual architecture and design of each site.

The materials on the plant lists have been selected for their contribution to the project theme, their adaptability to climatic and soil conditions, and with a concern for long-term cost effective maintenance.

STONERIDGE PLANT LIST TABLE 5.1

TREES - EVERGREEN

<u>Botanical Name</u>	<u>Common Name</u>
Acacia baileyana	Bailey Acacia
Arbutus menziessii	Madrone
Arbutus unedo	Strawberry tree
Brachychiton acerifolius	Australian Flame Tree
Brachychiton populneus	Bottle Tree
Cedrus deodara	Deodar Cedar
Cupressocyparis leylandii	Leylandii Cypress
Eucalyptus camaldulensis	Redgum
Eucalyptus gunnii	Cider gum
Eucalyptus leucoxylon 'Rosea'	White Ironbark
Eucalyptus rudis	Desert Gum
Eucalyptus sideroxylon	Red Ironbark
Fraxinus uhdei	Evergreen Ash
Olea europaea 'Fruitless'	Fruitless Olive
Pinus canariensis	Canary Island Pine
Pinus halepensis	Allepo Pine
Pinus pinea	Italian Stone Pine
Podocarpus gracilior	Fern Pine
Prunus lyonii	Catalina Cherry
Pyrus kawakamii	Evergreen Pear
Quercus agrifolia	Coast Live Oak

TREES - EVERGREEN (Continued)

<u>Botanical Name</u>	<u>Common Name</u>
Quercus engelmannii	Mesa Oak
Quercus ilex	Holly Oak
Rhus lancea	African Sumac
Schinus molle	California Pepper
Umbellularia californica	California Bay

TREES - DECIDUOUS

<u>Botanical Name</u>	<u>Common Name</u>
Albizia julibrissin	Mimosa Tree
Alnus cordata	Italian Alder
Alnus rhombifolia	White Alder
Betula alba	White Birch
Fraxinus velutina 'Modesto'	Modesto Ash
Ginkgo biloba species	Maidenhair Tree
Gleditsia triacanthos	Honey Locust
Koelreuteria bipinnata	Chinese Flame Tree
Koelreuteria paniculata	Golden Rain Tree
Lagerstoemia indica	Crape Myrtle
Liquidambar styraciflua	Sweet Gum
Liriodendron tulipifera	Tulip Tree
Malus floribunda	Japanese Flowering Crabapple
Pistacia chinensis	Chinese Pistache
Platanus Acerifolia	London Plane Tree
Platanus occidentalis	American Sycamore
Platanus racemosa	California Sycamore
Prunus cerasifera 'Thundercloud'	Purple Leaf Plum
Pyrus calleryana 'Aristocrat'	Ornamental Pear
Pyrus calleryana 'Bradford'	Ornamental Pear
Robinia ambigua 'Idahoensis'	Idaho Locust
Salix babylonica	Weeping Willow
Sophora japonica	Japanese Pagoda Tree
Zelkova serrulata	Sawleaf Zelkova

SHRUBS

<u>Botanical Name</u>	<u>Common Name</u>
Abelia 'Edward Goucher'	Edward Goucher Abelia
* Acacia ongerup	No Common Name
* Acacia redolens	No Common Name
Arctostaphylos species	Manzanita
Cassia artemisioides	Feathery Cassia
Ceanothus species	California Lilac
Cotoneaster species	Cotoneaster
Dendromecon harfordii	Island Bush Poppy

SHRUBS (continued)

<u>Botanical Name</u>	<u>Common Name</u>
Dendromecon rigida	Bush Poppy
Eleagnus pungens	Silver Berry
* Escallonia fradesii	No Common Name
Euonymus fortunei	No Common Name
Euonymus japonica	Evergreen Euonymus
Feijoa sellowiana	Pineapple Guava
Hebe coed	Veronica
Ilex species	Holly
Juniperus species	Juniper
Leptospermum Scoparium	New Zealand Tea Tree
Ligustrum japonicum	Japanese Privet
Magnolia soulangeana	Saucer Magnolia
Mahonia aquifolium and 'Compacta'	Oregon Grape
Nandina domestica and 'Compacta'	Heavenly Bamboo
Nandina domestica 'Nana Compacta'	Compact Heavenly Bamboo
Leptospermum scoparium	New Zealand Tea Tree
Osmanthus fragrans	Sweet Olive
Phormium tenax	Flax
Photinia fraseri	Photinia
Pittosporum tobia	Mock Orange
Pittosporum tobira 'Wheeler's Dwarf'	Wheeler's Dwarf Tobira
Podocarpus macrophyllus	Yew Pine
Prunus caroliniana	Carolina Laurel Cherry
Prunus ilicifolia	Hollyleaf Cherry
Pyracantha species	Firethorn
Raphiolepis indica species	Pink India Hawthorn
Rhus ovata	Sugar Bush
Ribes sanguinum	Pink Winter Currant
Ribes speciosum	Fuchsia - Flowering Gooseberry
Romneya coulteri	Matilaja Poppy
Spirea bumalda 'Froebelii'	Froebeli Spirea
Tecomaria capensis	Cape Honeysuckle
Ternstroemia gymnanthera	Ternstroemia
Viburnum tinus species	Viburnum
Xylosma congestum	Xylosma
Xylosma congestum 'Compacta'	Compact Xylosma

SUB SHRUBS

<u>Botanical Name</u>	<u>Common Name</u>
Acanthus mollis	Bear's Breech
* Agapanthus africanus	Lily of the Nile
Arctostaphylos species	Manzanita
Ceanothus species	California Lilac
Hemerocallis species	Day Lily
Iris douglasiana	Beardless Iris

SUB SHRUBS (continued)

<u>Botanical Name</u>	<u>Common Name</u>
Juniperus species	Juniper
Kniphofia uvaria	Red Hot Poker
Lavandula angustifolia	English Lavender
Liriope gigantea	Liriope
Lonicera japonica 'Halliana'	Hall's Honeysuckle
Moraea bicolor	Fortnight Lily
Rhynchospermum jasminoides	Star Jasmine

VINES

<u>Botanical Name</u>	<u>Common Name</u>
Clytostoma callistegioides	Violet Trumpet Vine
Doxantha unguis-cati	Cat's Claw Vine
Ficus pumila	Creeping Fig
Gelsemium sempervirens	Carolina Jasmine
Jasminum mesnyi	Primrose Jasmine
Jasminum polyanthum	No Common Name
Lonicera japonica	Japanese Honeysuckle
Parthenocissus tricuspidata	Boston Ivy
Trachelospermum jasminoides	Star Jasmine
Wisteria floribunda	Japanese Wisteria

GROUNDCOVERS

<u>Botanical Name</u>	<u>Common Name</u>
Arctostaphylos 'Pacific Mist'	Manzanita
Baccharis pilularis 'Twin Peaks'	Coyote Bush
Campanula poscharskyana	Serbian Bellflower
Duchesnea indica	Indian Mock Strawberry
Gazania splendens 'Mitsuwa Yellow'	Gazania
Hedera helix	English Ivy
Hypericum calcycinum	Aaron's Beard
Juniperus species	Juniper
* Lantana camara hybrids	Lantana
Lonicera japonica 'Halliana'	Honeysuckle
Myoporum parvifolium	Myoporum
Nandina domestica 'Harbour Dwarf'	Dwarf Heavenly Bamboo
Potentilla species	Cinquefoil
Rhynchospermum jasminoides	Star Jasmine
Rosemarinus officinalis	Rosemary
Vinca minor	Dwarf Periwinkle

* Will freeze in unprotected exposure area, but will generally rejuvenate from undamaged parts. The plant materials should be used with caution.

5.3.3 LANDSCAPE STANDARDS**a. Installation**

1. All areas required to be landscaped shall be planted with trees, shrubs, groundcover, vines, or turf selected from the plant palette contained in this specific plan.
2. Parcel developers should assess any existing landscaping adjacent to their property and whenever possible, reinforce and complement that established character.
3. Detailed landscape plans are to be prepared by a licensed landscape architect for each individual project.
4. Parcel developers must submit landscape plans to the master developer and the proper agencies for approval prior to installation.

b. Irrigation

1. All areas requiring landscaping shall require the installation of a permanent automatic irrigation system to ensure proper plant growth, and the irrigation system shall be designed to separate turf areas from shrub areas so as not to irrigate shrubs, groundcover, and lawn simultaneously.
2. Pop-up sprinklers adjacent to all walkways and areas of pedestrian or vehicular traffic shall be spring retractable types.
3. Pop-up sprinklers shall have matched precipitation rates.
4. All valves shall be wired independently.
5. The landscape sprinkler irrigation system shall be designed and operated to prevent or minimize runoff and discharge of irrigation water onto roadways, driveways, adjacent properties, and any area not under control of the user.
6. The irrigation system shall be monitored so that the precipitation rate does not exceed the water infiltration capabilities of the soil and meets the peak moisture demands of all plant materials used within landscape areas.
7. It will be necessary to review irrigation schedules monthly to properly adjust water application to meet actual plant requirements.
8. Emphasis shall be placed on the use of low precipitation rate heads. Precipitation rates of less than 0.5 inches per hour (on slopes) based on triangular spacing are recommended.
9. Where applicable, flood or bubbler heads should be used rather than small diameter spray heads. Heads shall be installed in a triangular pattern whenever possible.
10. Anti-drain valves shall be used between heads of different elevations to minimize water runoff after valve closure.
11. Areas of separate maintenance responsibility shall be monitored by separate controllers and/or separate control valves.

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12. Clocks for common open space areas shall be programmed for the most efficient time and frequency of watering. Tensiometers shall be strategically placed and shall override controllers should the areas be too wet.
 13. Agency approved backflow prevention devices shall be installed to service any and all sprinkler irrigation systems.
 14. Pressure reducers shall be installed with backflow devices in cases of extreme water pressure.
 15. To minimize negative visual impacts, all automatic valves servicing common open space areas shall be installed in valve boxes, and the pop-up variety of head used when feasible.
 16. Irrigation backflow prevention devices and controllers shall be located and/or screened with appropriate plant material to minimize visibility.
 17. Detailed irrigation plans are to be prepared by a licensed landscape architect.
 18. Parcel Developers must submit to the Master Developer and the proper reviewing agencies, irrigation plans for approval prior to installation.
 19. Dual irrigation lines are encouraged so that reclaimed water can be used when it becomes available from the Eastern Metropolitan Water District.

c. Maintenance

1. The overall aesthetic effect of the landscape shall be of an evergreen thriving plant community. Each owner shall provide continuous maintenance for all planted and hardscape areas within the site, keeping it free and clear of weeds, debris, rubbish, and in a neat and clean condition.
2. All owners will be required to maintain plant materials in a thriving condition of growth by practicing proper agricultural techniques of pruning, pest control, and fertilization.
3. From the completion of installation, landscaping shall be maintained in a sightly and well-kept condition.
4. No owner shall interfere with the drainage of water from any site except in accordance with plans approved by all public agencies having jurisdiction.