Landscape Concept Plan

Proposed Plant Legend

Round Headed Evergreen Tree – 24" box
Mature height 40'–60' tall

Pinus torreyana	Torrey pine
Quercus ilex	Holly Oak
Schinus Molle	California Pepper Tree

Small Accent Evergreen Tree – 15 Gal.
Mature height 10'–25' tall

Eucalyptus lehmannii	Lehmann's Mallee
Geijera parviflora	Australian Willow
Rhus lancea	African Sumac
Tristania laurina	NCN

Tall – Massing Shrub 5 gal.
Mature height 6'–15' tall

Heteromeles arbutifolia	Toyon
Melaleuca nesophila	Pink Melaleuca
Rhus integrifolia	Lemonade Berry
Rhus ovata	Sugar Bush

Medium – Massing Shrub – 5 gal.
Mature height 2'–5' tall

Artemisia arborescens	California Sagebrush
Cistus hybridus	White Rockrose
Eriogonum fasciculatum	Common Buckwheat
Salvia leucantha	Mexican Bush Sage

Vines /Espaliers – 5 gal.
Mature spread 10' – 15'

Grewia caffra	Lavender Starflower
Ficus pumila	Creeping Fig
Parthenocissus tricuspidata	Boston Ivy

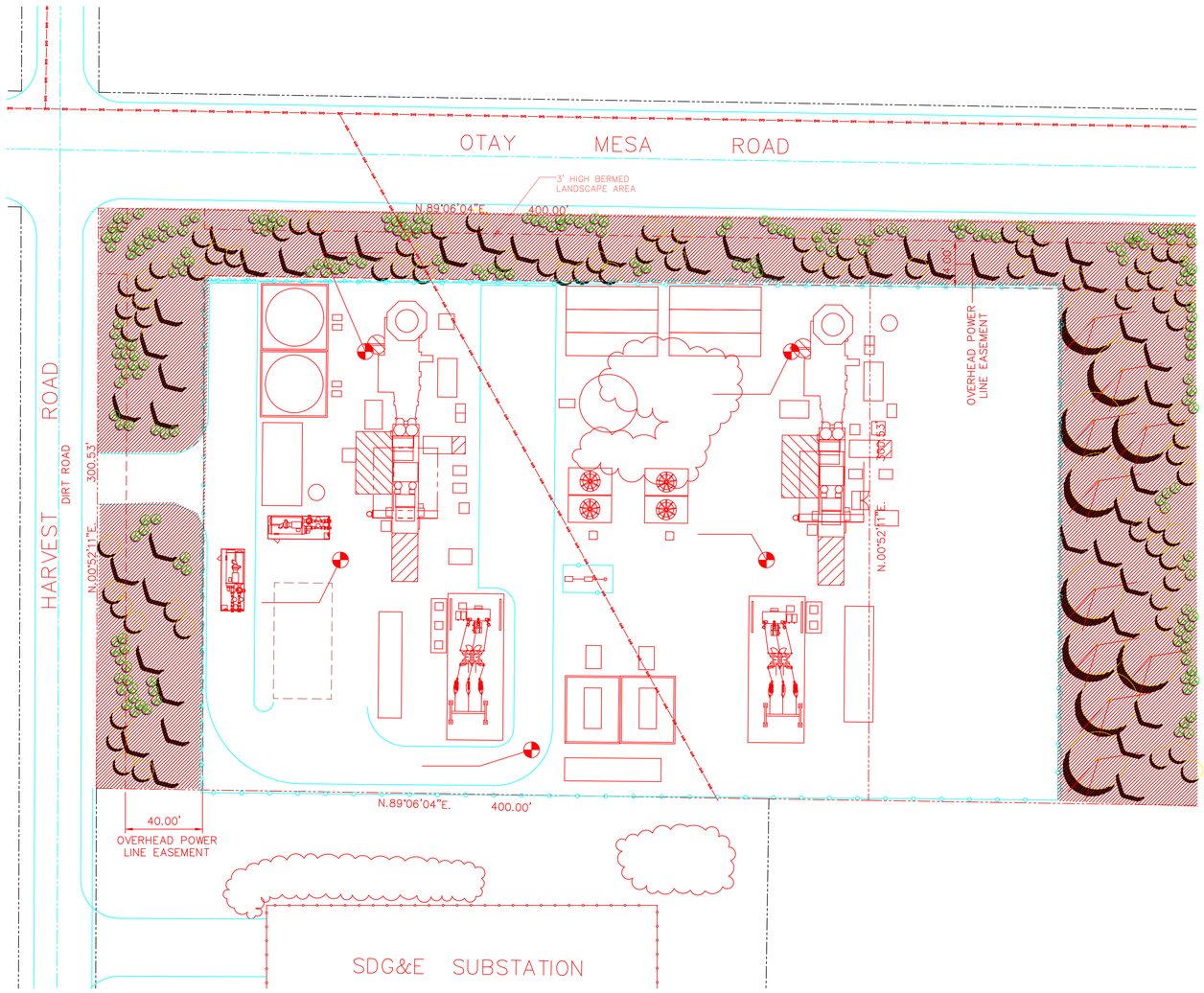
Groundcover – Low – Flats
Mature height 6"–2' tall

Delosperma 'Alba'	White Trailing Ice Plant
Malephora crocea	Ice Plant
Myoporum pacificum	Pacific Myoporum

Water Conservation Measures

THE FOLLOWING WATER CONSERVATION MEASURES WILL BE APPLIED TO THE PLANTING AND IRRIGATION DESIGN OF THE ARTESIAN SUBSTATION:

1. SELECTION OF PERMANENT, LOW WATER USE PLANT SPECIES.
2. ESTABLISHMENT OF FAST–SPREADING SHRUBBY GROUNDCOVERS TO PROVIDE LONG TERM CONTROL OF EROSION ON SLOPES AND KEEP SOILS COOL ON ALL DISTURBED SLOPES.
3. UTILIZATION OF PERENNIAL AND GROUNDCOVER PLANT SPECIES SELECTED FOR LOW WATER USE AND DROUGHT RESISTANCE ON SLOPES.
4. UTILIZATION OF UNDERGROUND PIPING TO MINIMIZE VANDALISM POTENTIAL TO THE IRRIGATION SYSTEM.
5. ACCURATE SCHEDULING OF WATER APPLICATIONS WITH A FULLY PROGRAMMABLE AUTOMATIC CONTROLLER SYSTEM WHICH CAN BE ADJUSTED TO COMPENSATE FOR VARIATIONS IN THE EVAPOTRANSPIRATION RATES.
6. INSTALLATION OF LOW–PRECIPITATION SPRINKLER HEADS TO MINIMIZE RUN–OFF.
7. INSTALLATION OF CHECK VALVES TO PREVENT GRAVITY DRAINAGE OUT OF LOW HEADS.
8. SEPARATION OF VALVES IN DIFFERENT TYPES OF LANDSCAPE AREAS, VARYING ELEVATIONS, SUN EXPOSURES, AND OTHER VARYING MICRO–CLIMATE CONDITIONS.
9. IMPLEMENTATION OF A MAINTENANCE PROGRAM WHICH INCLUDES MONITORING OF PRECIPITATION AND WATER APPLICATION IN RELATION TO EVAPOTRANSPIRATION AND THE PLANT SPECIES OF EACH AREA.
10. SOIL PREPARATION TO INCREASE INFILTRATION OF IRRIGATION WATER INTO SOIL WILL INCLUDE APPLICATION OF A WETTING AGENT, SOIL AMENDMENTS AND A LEACHING PERIOD.
11. INSTALLATION OF A RAIN SHUT–OFF SWITCH FOR THE CONTROLLER WHICH OVERRIDES THE CONTROLLER PROGRAM TO POSTPONE WATERING CYCLES IN THE EVENT OF PRECIPITATION.
12. OPERATION OF IRRIGATION SYSTEMS, ONLY AT NIGHT, TO REDUCE EVAPORATION OF APPLIED WATER.
13. PLANT MATERIALS WILL BE GROUPED USING THE "HYDROZONE" METHOD. EACH HYDROZONE WILL CONSIST OF PLANTS WITH SIMILAR WATER REQUIREMENTS. HYDROZONES WITH DIFFERENT WATERING REQUIREMENTS WILL BE SERVED BY SEPARATE IRRIGATION VALVES, ALLOWING THE CORRECT AMOUNT OF WATER BASED ON NEED.
14. UTILIZATION OF "HEAD TO HEAD" SPRINKLER LAYOUT. EACH SPRINKLER'S COVERAGE RADIUS REACHES TO THE NEXT SPRINKLER HEAD IN THE SYSTEM, THUS PROVIDING THE BEST DISTRIBUTION UNIFORMITY POSSIBLE.
15. MATCHED PRECIPITATION RATES WILL BE PROVIDED ON IRRIGATION HEADS, THUS INCREASING THE DISTRIBUTION UNIFORMITY IN ORDER TO PREVENT OVER–WATERING AND/OR DRY SPOTS.
16. AUTOMATIC IRRIGATION CONTROLLERS SHALL HAVE THE CAPABILITY OF BEING SET FOR MULTIPLE RUN TIMES IN ONE DAY FOR EACH STATION, THUS REDUCING RUN–OFF BY APPLYING ONLY THE AMOUNT OF WATER THAT THE SOIL CAN ABSORB AT ANYONE TIME.



LEGEND:

- PROPERTY LINE
- EASEMENT LINE
- EXISTING GAS LINE
- EXISTING ROAD
- EXISTING TREES

0 30 60 FEET

N

Project Date: March 8, 2001

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REGISTERED LANDSCAPE ARCHITECT
STEVE ESTRADA
No. 1680
Exp. 4/30/02
SIGNATURE
DATE
STATE OF CALIFORNIA

REV.	DATE	DESCRIPTION

R.G. Vanderweil Engineers, Inc.
274 Summer Street – Boston, MA 02210
(617) 423–7423

RGV Job No:	Sheet 1 of 1
Drawn by:	WM
Checked by:	JS
Date of Original:	02/28/01
Scale:	1"=30'–0"

Project

GEMMA POWER SYSTEMS
WILDFLOWER PROJECT

Title

LANDSCAPE CONCEPT PLAN
BORDER I

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