

Purpose:

The purpose of this Residential landscaping conservation guide is to give each homeowner a guideline to follow that is specific to the Brentridge Homeowners Association. This guideline is very similar to that of the City of Corona, with changes to reflect our community.

Planting plans shall include:

1. A Planting Legend, including plant symbol, genus, species, common name, container size, mature width and height, on-center spacing, quantity of each type of plant by container size, water needs from WUCOLS III, Region 4 (VL, L, or M), Hydrozone Number as labeled on the plan, planting detail call out, and remarks;
2. Labels for all existing trees and vegetation that will either remain or be removed;
3. The location of street lights;
4. Property lines, limit-of-work lines, streets, and street names;
5. Labels for all buildings, driveways, sidewalks, bio-swales, storm water management best management practices, and other hardscape features;
6. Topographic elevation lines and spot elevations to determine slope, which may be screened back, but must remain legible; and
7. A plan note that requires a post grading agronomic soil analysis and the requirement that contractors amend the soil in accordance with the recommendations of the report.
8. The planting plans shall be designed in a manner that provides that:
9. No shrubs or trees shall be planted closer than the diameter of plant width to any sidewalks, V-ditches, walls or pedestals unless otherwise dictated by field conditions;
10. All soil next to curbs and sidewalks shall be graded at two inches below the finished surface; and
11. Soil amendments shall be added to all planting areas with gradients 2:1 and less in accordance with post grading soil analysis recommendations

NOTE: Plans must be submitted to the Architectural Review Committee for approval prior to any work is to be performed. Any and all work started and completed prior to approval will result in the removal of any and all unapproved materials, there will be no exceptions

Front Yard Landscape:

1. Homeowners shall have the contractors shall provide professionally designed front yard landscapes for new construction in order to provide an enhanced image and view of homes. The following landscape design guidelines shall guide the landscape architect or landscape professional in the implementation and creation of a neighborhood landscape theme for new construction landscape projects. Homeowner installed landscape projects shall also follow these landscape design guidelines for their front yards. In general, the front yard landscape should reflect the character of the architectural style of the home, which includes plant varieties, color, texture of plant material, diversity, and form.
2. Pursuant to the City of Corona's commitment to water conserving landscapes, all residential landscape plans must utilize and specify plants listed in WUCOLS Guideline for Region 4 (South Inland Valley) that have a water need of medium or lower. Except for landscaping in bioswales, plants listed as high in WUCOLS are prohibited.
3. Generally, a mixture of plant materials and paving should be distributed as follows: 30% turf (single family and duplex developments only), 35% shrubs, 35% hardscape (excludes driveway), and two trees. Less turf is always recommended. For multifamily residential developments, the use of shrubs, hardscape and trees shall be increased in place of turf since turf is prohibited in this type of development.
4. The front yards shall conform to the following criteria:

Trees:

1. At least two trees (min. 24 inch box) in addition to the required street trees are to be planted per front yard. Alternatively, three 15 gallon size trees can be used in place of the two 24 inch box trees where the size of the front yard area allows for such. Corner lots are unique situations and shall have an additional requirement of 1 gallon vines at 10 feet o.c. installed against the street side yard wall.
2. The front yard trees shall be planted in informal clusters, creating movement throughout the entire street. Mature tree size and scale should be considered.
3. All 24 inch box trees shall be double staked and 15 gallon trees shall be single staked. All trees shall be tied to stakes with a rubber "cinch tie" or equal. All trees in turf areas shall require arbor guards.

Hardscape (35%, excluding driveways) Hardscape in the front yard may consist of the following materials:

1. decorative rocks (minimum 3 inches in diameter); natural stone only – Painted rocks are prohibited
2. Dry Riverbed that do not exceed 3 ½' Wide
3. boulders;
4. garden walkways;
5. decorative pavers and stepping stones;
6. fountains and statues (re-circulating); and
7. Natural color mulch, (DG) decomposed or crushed granite natural color only, Decorative natural color Rock less than ¼" is only approved for front yard and not the parkway.
8. Hardscape materials not listed above are subject to the approval of the Community Development Department.

Shrubs and / or Plant Material (35%):

1. Shrubs should be chosen for their ability to reinforce the neighborhood character, which includes plant varieties, color, texture of plant material, diversity, and form.
2. Shrubs may not exceed 18' in height at any time.
3. A minimum shrub area shall be at least 15% of the total front yard area.
4. The minimum shrub specifications shall be 5 gallon size for background/foundation and 1 gallon size for foreground.
5. If the planting area allows only a single row, the minimum size shall be 5 gallon.
6. (Refer to Exhibits "A" and "B").
7. Each typical front yard shall have a minimum of three 15 gallon accent shrubs, vines, or espaliers, in order to minimize any exposed walls from the streetscape view. This is in addition to the shrubs mentioned above.
8. Shrubs are to be spaced a maximum of 75% of their mature growth, i.e., Raphiolepis Indica "Pinkie," 4 inch dia. mature size-spaced at 3 feet o.c. (Refer to Exhibit "A").
9. All shrub areas shall have ground cover planted at a maximum of 8" o.c. triangular spaced, from rooted cuttings or liners. A wider spacing can be considered for 4 inch pots or 1 gallon sizes.
10. A three (3) inch layer of shredded mulch is required under all shrub masses without groundcover.
11. One agronomic soils test shall be submitted for each tract at the conclusion of finish grading. The soils lab's recommendations shall be used for both soil conditioning and plant backfill mix.
12. All landscape areas shall be finished with no less than eight (8) inches of amended topsoil.

Turf (30%) Must be esthetically pleasing (No Bare Dirt):

1. Live turf is limited to warm season types and shall not exceed 30% of the total front yard landscaped area on single family homes and duplexes.
2. In single family and duplex residential developments, if turf area is reduced to 30% of the front yard landscaped area or less, then shrubs and ground cover areas shall be increased accordingly.
3. Live turf is prohibited in multi-family residential developments and may only be used in functional and/or recreation use areas with the approval of the Community Development Department.

4. Artificial or synthetic turf is allowed as defined in Section 17.70.015 of the Corona Municipal Code and must be installed per manufacture's recommendations including a six inch by six inch concrete mow curb separating the synthetic turf from the adjacent shrub planting. Approved turf areas shall not exceed a slope of four feet horizontal to one foot vertical (4:1). ***Brentridge has approved the following as artificial turf: Material is made of Polyethylene, Color is an Olive bi-color with Green and Brown Thatch, Gauge 3/8", Stitch Rate 17/10 CM, Face Weight 75oz, Primary Backing is Triple layer 8 oz, Secondary Backing is 32oz latex. Roll Width is 13.1, infill per square is 1.0 – 1.5 LBS.***

Parkways

Water efficient landscaping is required for all new construction and rehabilitation projects for residential parkways. A combination of water efficient plants, permitted types of hardscapes, and cedar mulch shall be installed in the parkway. For additional information regarding parkway planting, please refer to the City of Corona Residential Parkway Landscape Conversion Guidelines.

1. Artificial turf may be permitted in place of live turf. Approval will be on a case-by-case basis, but will require the homeowner to use approved Turf only.
2. Only water efficient ground covers and shrubs as prescribed by the city's Public Works Department that grow no taller than 18 inches are permitted on the parkway and front yard areas.
3. Street trees shall be planted per City of Corona street tree standards. Please contact the Parks and Community Services Department for more information regarding allowable types of street trees and size.
4. Fire hydrants, Mailboxes and Utility Boxes shall have a 3-foot (on center) clear area surrounding them, where no planting shall be permitted. This area shall be covered in natural color approved mulch, granulated stone or approved ground cover that is 3" thick. Residence wishing to remove grass from parkway must have a dividing cement mow strip between property lines that is at least 3" thick and eye pleasing.
5. Concrete, non-pervious pavers, or metal grates are prohibited.
6. Pervious decorative pavers are permitted.
7. Colored mulch is prohibited. Only cedar mulch, natural colored mulch, or bark is permitted (3 inches minimum depth).
8. Decorative rock, red rock, colored rocks, or pea gravel that are less than 3 inches are prohibited.
9. Colored rocks are prohibited regardless of size of rock.
10. Colored Rocks that are 1/2" or larger are not permitted (not grouted in place).
11. All rock, bark, and mulch shall be flush to the curb. Decomposed Granite (DG) natural colors are suitable options
12. No structures except mailboxes and utilities are allowed in the parkway.

Slopes

All natural and manufactured slopes over 4 feet in height with slopes between 1-1/2:1 to 4:1 (horizontal to vertical) shall be planted and automatically irrigated. Plant materials, quantities, planting design, and irrigation design shall be as per the items listed below. Slopes shall be landscaped with appropriate planting for immediate erosion control.

1. As a minimum tree planting requirement, all landscaped rear yard or side yard slopes shall have a minimum of two 15 gallon trees;
2. One 15 gallon tree or larger, for each 400 square feet of slope. No less than 50% of the trees shall be evergreen trees;
3. Two shrubs for each sixty-four square feet of slope area. The ratio shall be 60% 1 gallon size and 40% 5 gallon size;

4. Jute netting shall not be used for slope erosion control on residential production slopes unless otherwise specified by the Civil Engineer. Jute netting can be used on commercial/industrial slopes with City approval;
5. Groundcovers: Rooted cuttings shall be planted at 12 inch o.c. minimum and 24 inch o.c. maximum (triangular spaced), depending on the variety of ground cover used;

Rear Yard Landscape:

All landscape projects installed in rear yards and subject to these landscape design guidelines shall comply with the following requirements:

1. The landscape project shall utilize and specify plants listed in WUCOLS Guideline for Region 4 (South Inland Valley) that have a water need of medium or lower. Except for landscaping in bioswales, plants listed as high in WUCOLS are prohibited.
2. Live turf in single family and duplex residential developments is limited to warm season types.
3. Live turf is prohibited in multi-family residential developments and may only be used in functional and/or recreation use areas with the approval of the Community Development Department.
4. Artificial or synthetic turf is allowed as defined in Section 17.70.015 of the Corona Municipal Code and must be installed per manufacture's recommendations including a six inch by six inch concrete mow curb separating the synthetic turf from the adjacent shrub planting.
5. Approved turf areas shall not exceed a slope of four feet horizontal to one foot vertical (4:1).
6. The total landscaped area for the property shall comply with the water budget requirements set forth in Section 11 hereof.

Drainage and Irrigation:

Pursuant to current state law, the City requires all water conservation practices to be implemented through landscape design. Water efficient landscapes and proper irrigation designs, along with the selection and use of water friendly plant material and efficient irrigation is required.

Drainage:

- A. All landscape and hard-scape areas shall have positive drainage away from structures.
- B. Install a 3-foot wide sidewalk from driveway to side yard fence (Refer to Exhibit "B").
- C. Where side yard drainage swales are affected by improvements, an underground drainage system shall be used.
- D. All landscape and hardscape shall comply with the applicable requirements of Corona Municipal Code Chapter 13.27 (Storm Water Management and Discharge).

Irrigation:

- A. All yards shall be automatically irrigated.
- B. All irrigation system(s) shall be professionally designed and installed to achieve maximum water efficiency and to provide 100% head-to-head coverage.
- C. High efficiency irrigation methods including drip, point to point, subterranean, and micro spray technology shall be used for all shrubs and trees.
- D. Where turf is allowed, overhead spray may be used. Match precipitation rotor heads only shall be used and shall be designed and installed with minimal overspray onto paved surfaces, structures, and non-vegetated areas. The design shall be head-to-head coverage.
- E. Irrigation systems shall be zoned according to plant water use, slope aspect, and sun/shade microclimate. If low water use plants (that can also survive/flourish with medium water application are used within a medium water use hydrozone, they must be counted as medium water use in the irrigation water budget calculations.
- F. All natural and manufactured slopes over four vertical feet shall be landscaped and irrigated utilizing point-to-point drip irrigation and container trees and mass planted shrubs and mulch. Spray head irrigation is prohibited.
- G. Irrigations systems shall be installed with a rain shut off sensor.
- H. Irrigation systems shall be installed with smart irrigation controller(s). The smart irrigation controller(s) shall have the following attributes:

1. Real-time, weather based program adjustment capability;
 2. On-site weather station or external ETo input;
 3. Rain sensors shall be placed within an unobstructed natural rainfall area and located above the irrigation spray pattern;
 4. Master valve (or simultaneous operations);
 5. Flow sensor;
 6. Multiple start times; and
 7. Minimum of two programs.
- I. Irrigation systems shall be installed using only low precipitation irrigation.
 - J. Irrigation systems shall be scheduled so that the irrigation precipitation rate does not exceed the infiltration rate of the soil.
 - K. A baseline irrigation schedule shall be provided on the plans for the six-month initial plant establishment period. The project applicant shall adjust the schedule to meet site specific requirements and use the baseline schedule to set the weather based controller. The schedule currently in effect shall be posted in the controller, and shall include the current water alert stage, watering windows, and watering guidelines in effect pursuant to Chapter 13.26 of the City of Corona Municipal Code.

For existing residential developments, if converting an existing overhead sprinkler system to a water wise drip irrigation system, please visit the following link: <http://www.irrigationtutorials.com/dripguide.htm>

Approved Parkway Appropriate Plants

No planting material shall exceed 18” in height at any time during the year and must be properly maintained, this includes planting material that is approved and could exceed the height of 18”.

Blue Fescue Grass	Fesuca Glauca Species
Blue Moor Grass	Sesleria Caerulea species
Creeping Mahonia	Mahonia repens species
Hens and Chicks	Echeveria Imbricata species
Ice Plant	Delosperma Cooperil species
Snow in the Summer	Cerastium tomentosum species
Star of Jasmine	Trachelospermum Asiaticum species
Trailing Ice Plant	Lampranthus spectabilis species
Wooly Yarrow	Achillea Tomentosa species
Day Lily	Hemerocallis

The above are pre-approved parkway and front yard approved planting material. Any other planting material must have ARC committee approval prior to planting any unauthorized plant material.