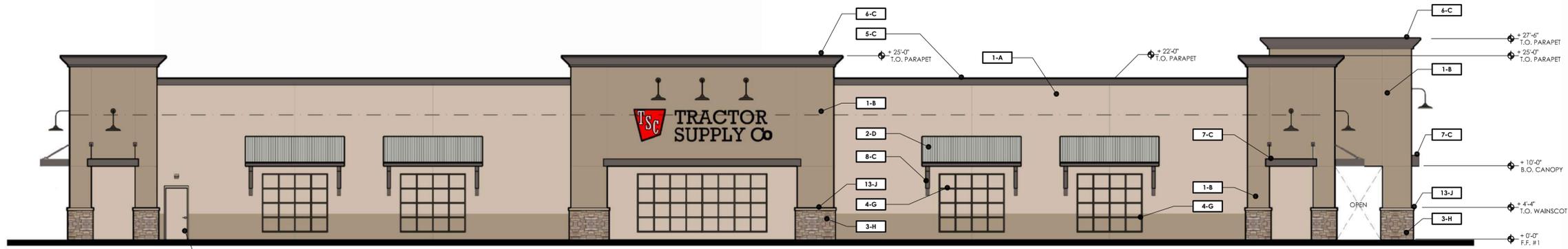




**SOUTH ELEVATION**

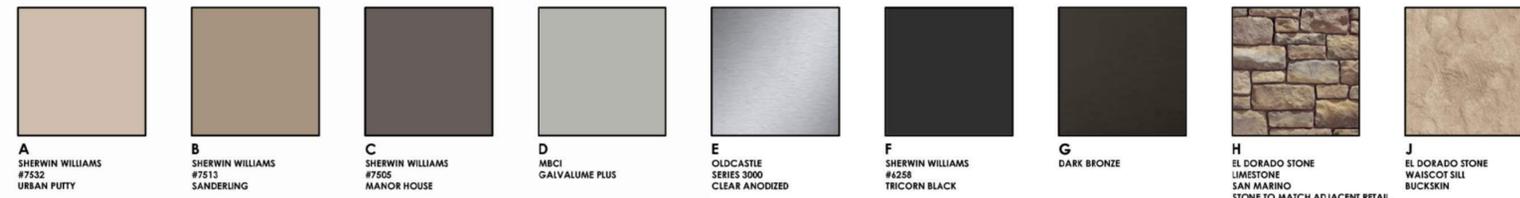
SCALE: 1/8" = 1'-0"



**WEST ELEVATION**

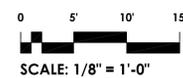
SCALE: 1/8" = 1'-0"

**FINISH LEGEND**



**REFERENCE KEY**

- 1 PAINTED EXTERIOR CEMENT PLASTER WITH EXPANSION JOINTS AS SHOWN
- 2 CORRUGATED METAL ROOFING
- 3 PREMANUFACTURED STONE VENEER
- 4 DECORATIVE METAL WALL PANELS
- 5 PARAPET TRIM/CAP
- 6 CORNICE PARAPET TRIM
- 7 METAL CANOPY
- 8 DECORATIVE METAL BRACKETS
- 9 ALUMINUM STOREFRONT
- 10 VINYL COATED CHAIN LINK FENCE/GATE SYSTEM
- 11 CMU - SMOOTH FINISH
- 12 CMU - SPLIT FACE
- 13 WAINSCOT SILL
- 14 PAINTED MAN DOOR



DATE: 02/11/26

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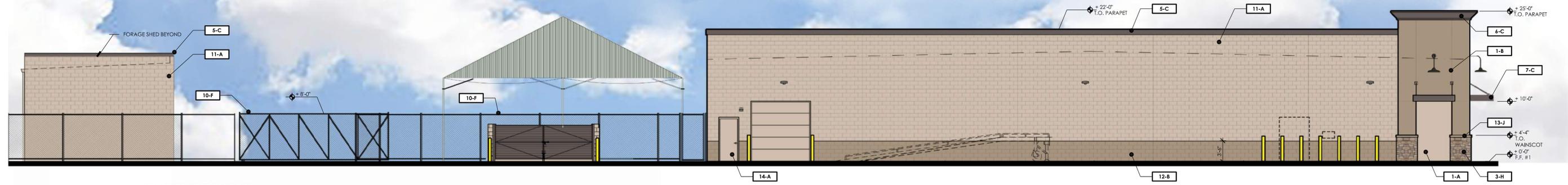
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MODESTO, CA 95356

ph. 209.577.4661  
fx. 209.577.0213

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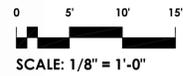
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**A0**

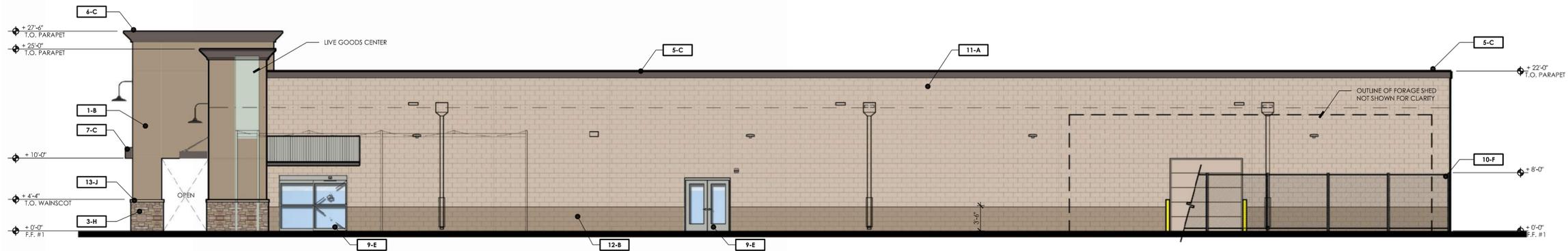


**NORTH ELEVATION**

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

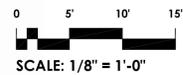


SCALE: 1/8" = 1'-0"



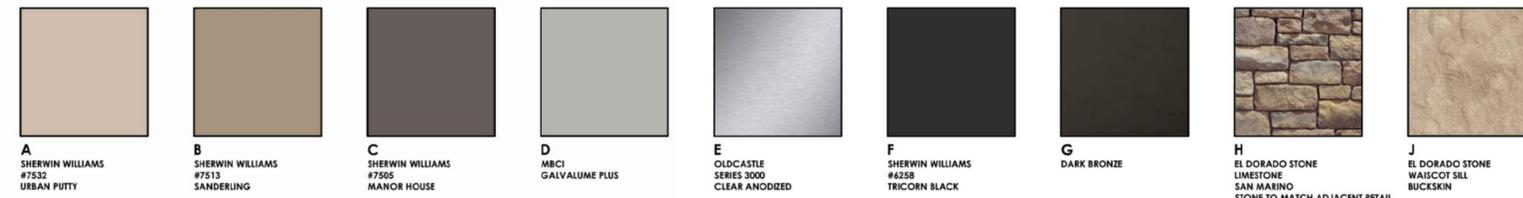
**EAST ELEVATION**

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



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

**FINISH LEGEND**



**REFERENCE KEY**

- 1 PAINTED EXTERIOR CEMENT PLASTER WITH EXPANSION JOINTS AS SHOWN
- 2 CORRUGATED METAL ROOFING
- 3 PREMANUFACTURED STONE VENEER
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- 12 CMU - SPLIT FACE
- 13 WAINSCOT SILL
- 14 PAINTED MAN DOOR

DATE: 02/11/26

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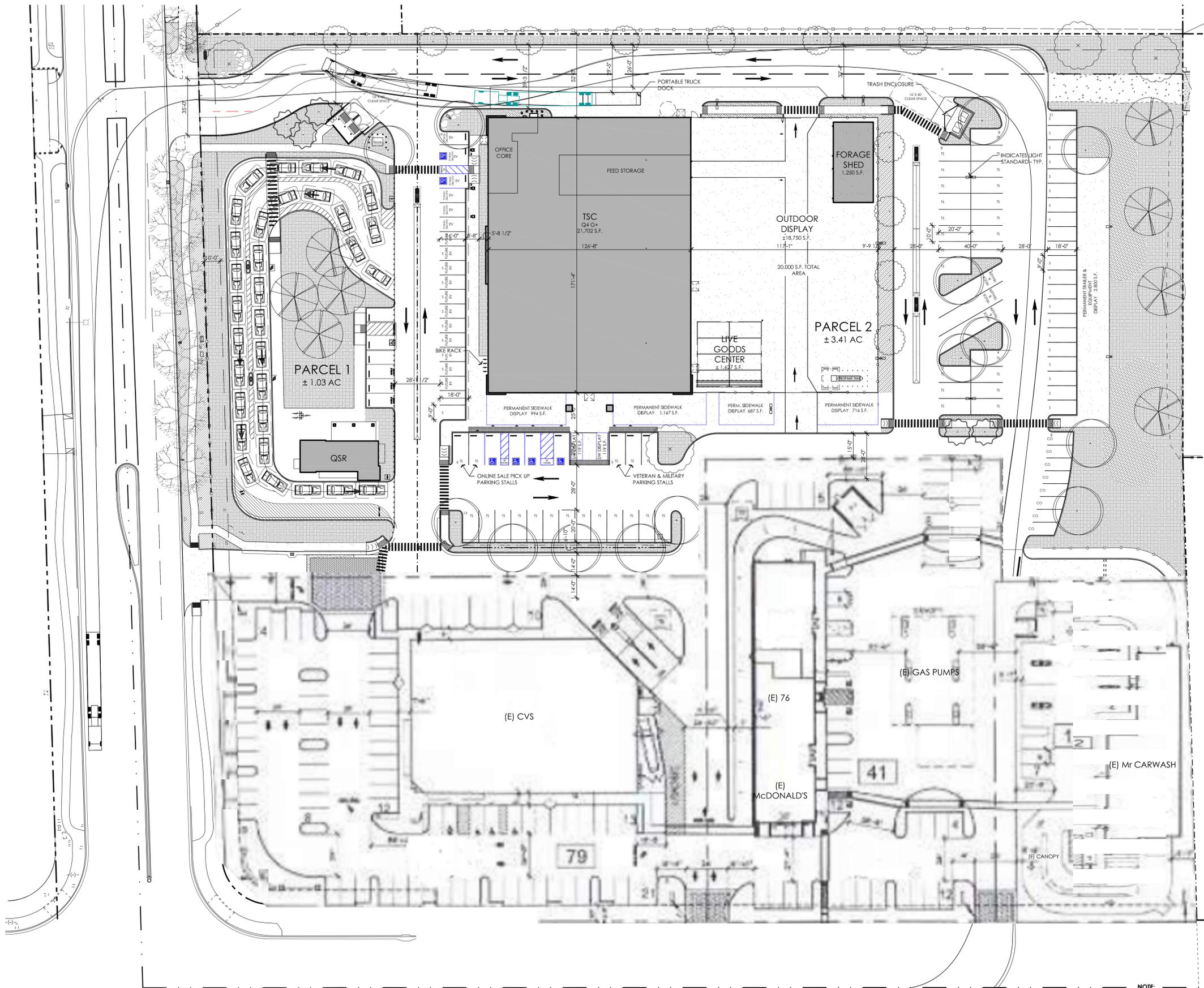
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SHEET:

**A1**



**VICINITY MAP**

PROJECT LOCATION  
UNION RD & LATHROP RD  
MANTECA, CA

**PROJECT TEAM**

DEVELOPER:  
CALIFORNIA GOLD DEVELOPMENT  
CORPORATION  
133 OLD WARDS FERRY ROAD  
SONORA, CA 95370  
(209) 577-4661  
CONTACT: SCOT PATTERSON

ARCHITECT:  
API  
4335-B NORTH STAR WAY  
MODESTO, CA 95356  
(209) 577-4661  
CONTACT: JOSEPH L. SMITH

**SITE DATA**

PARCEL 1 - QSR	± 44,675 S.F. (± 1.03 AC)
PARCEL 2 - TRACTOR SUPPLY	± 148,735 S.F. (± 3.41 AC)
TOTAL	± 193,400 S.F. (± 4.44 AC)

**PARCEL 1:**

QSR BUILDING:	= 950 S.F.
PARKING REQUIRED : FAST FOOD 1 SPACE PER 100 SF	= 10 STALLS
PARKING PROVIDED: CITY OF MANTECA STANDARD (S)	= 5 STALLS
ACCESSIBLE	= 1 STALLS
TOTAL	= 6 STALLS

**PARCEL 2:**

RETAIL BUILDING:	= 21,702 S.F.
PARKING REQUIRED : RETAIL 1 SPACE PER 250 SF	= 87 STALLS
PARKING PROVIDED: TSC STANDARD (TS)	= 41 STALLS
CITY OF MANTECA STANDARD (S)	= 34 STALLS
COMPACT	= 8 STALLS
ACCESSIBLE	= 4 STALLS
ELECTRIC VEHICLE (1 ACCESS) (11 FUTURE)	= 6 STALLS
EXTENDED	= 3 STALLS
TOTAL	= 96 STALLS
PARKING RATIO PROVIDED	= 1/226 S.F.
DISPLAY AREAS: FENCED OUTDOOR DISPLAY	= 18,570 S.F.
PERMANENT SIDEWALK DISPLAY	= 3,792 S.F.
PERMANENT TRAILER & EQUIPMENT DISPLAY	= 2,800 S.F.
TOTAL DISPLAY AREA	= 25,162 S.F.

DATE: 02/11/26

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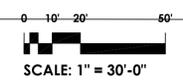
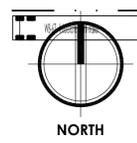
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**A2.0**

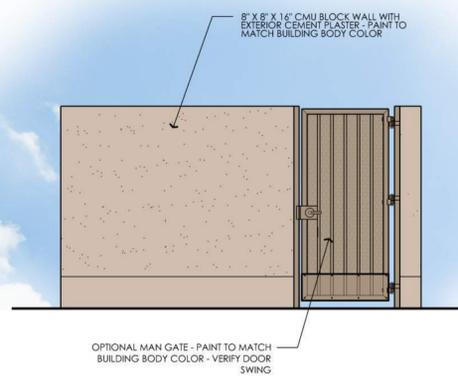
**PROPOSED SITE PLAN**

SCALE: 1" = 30'-0"

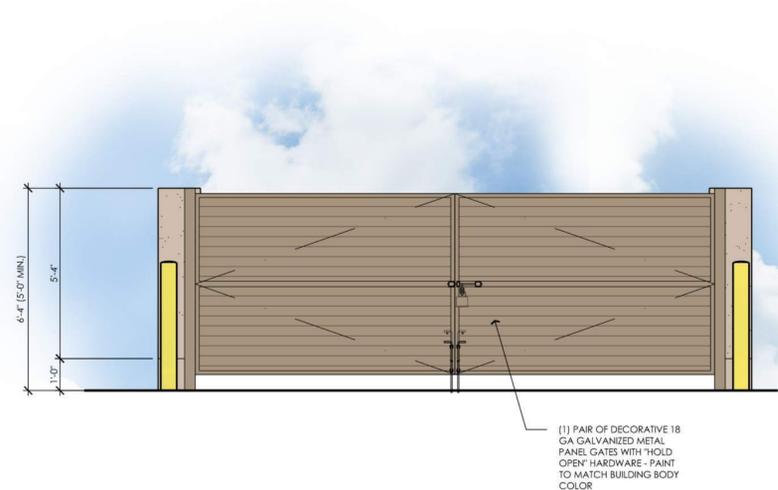


SCALE: 1" = 30'-0"

NOTE:  
THIS CONCEPTUAL SITE PLAN WAS DEVELOPED WITH SITE BOUNDARY INFORMATION PROVIDED BY THE OWNER. API IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS INFORMATION.  
THE TRUCK TURNING MOVEMENTS SHOWN ARE ILLUSTRATIVE ONLY. THE CIVIL ENGINEER OF RECORD WILL PROVIDE AN ACCURATE TRUCK PATH / MOVEMENTS PER TSC REQUIREMENTS.



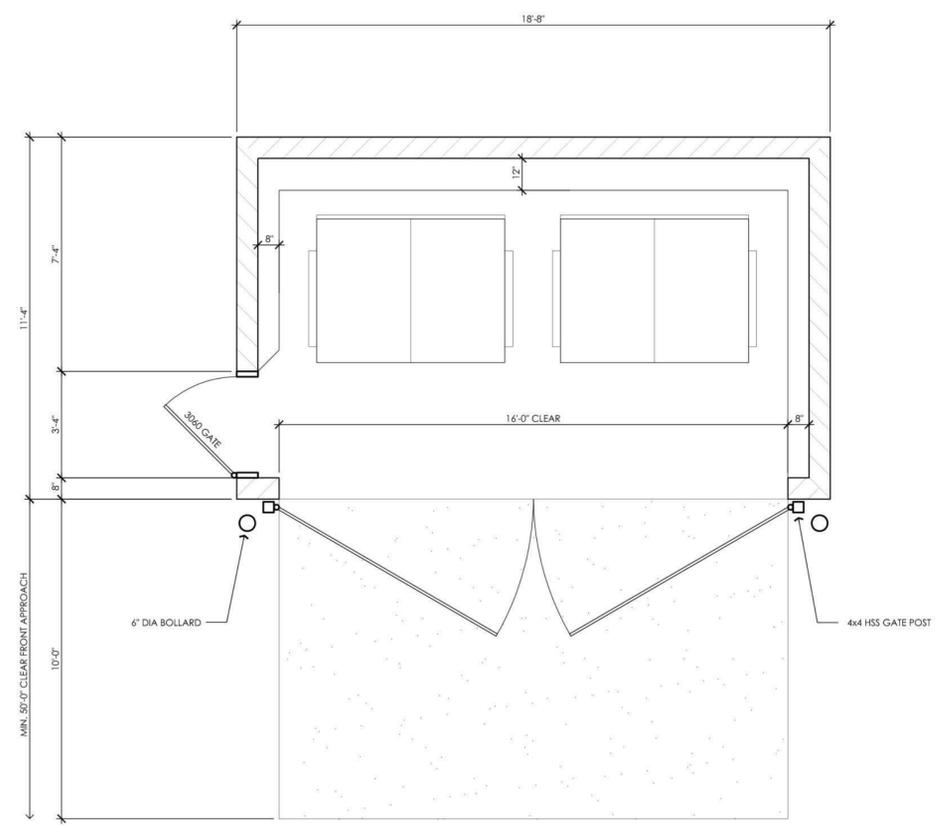
SIDE ELEVATION



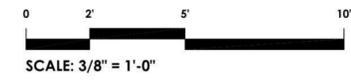
FRONT ELEVATION

**TRASH ENCLOSURE**

SCALE: 3/8" = 1'-0"



PLAN VIEW



DATE: 02/11/26

**DUTCH BROS COFFEE**

UNION RD. & LATHROP RD.  
MANTECA, CA

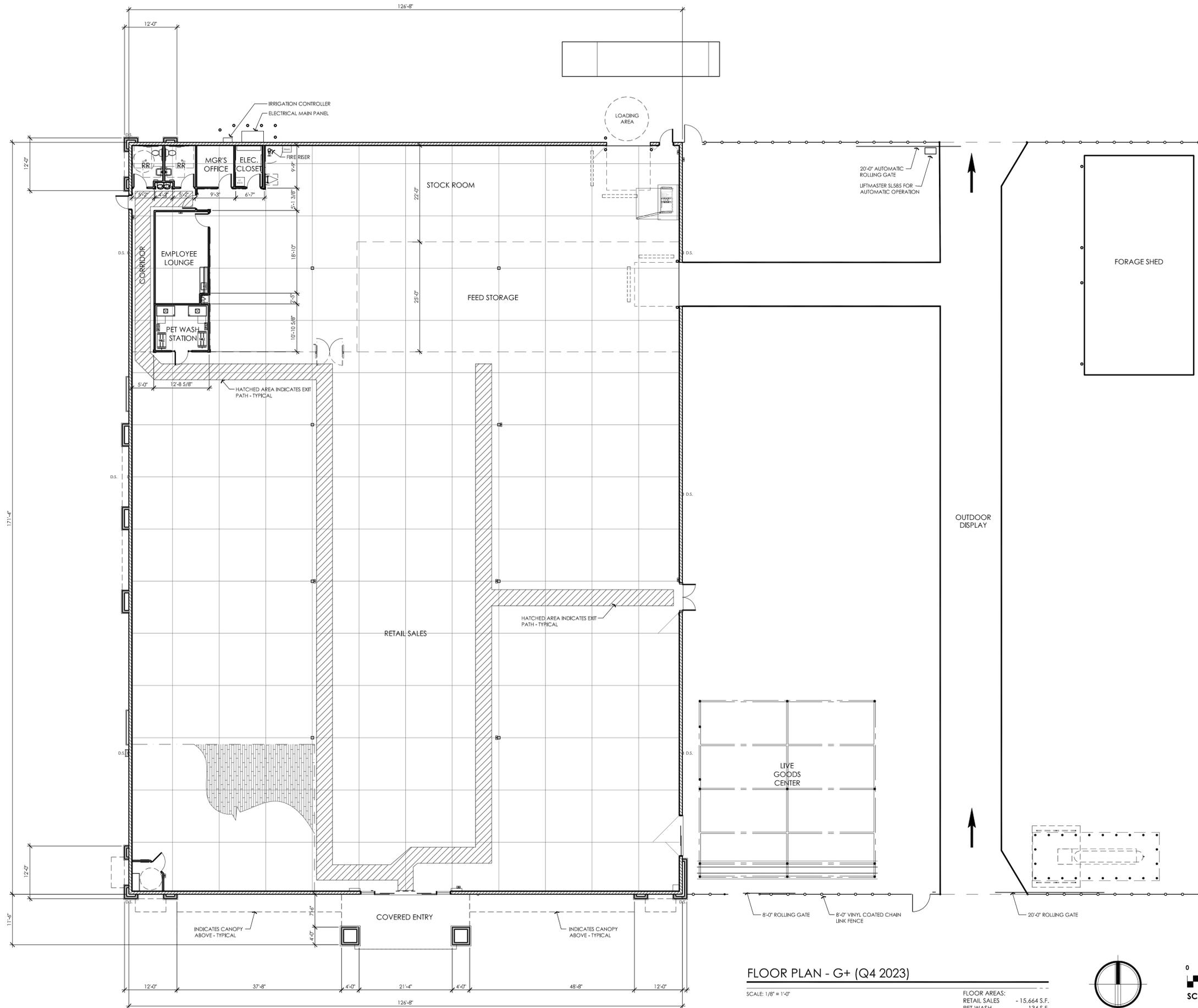
PLANNING ARCHITECTURE

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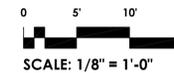
SHEET:  
**A2.1**



FLOOR PLAN - G+ (Q4 2023)

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

FLOOR AREAS:	
RETAIL SALES	- 15,664 S.F.
PET WASH	- 134 S.F.
OFFICE CORE	- 851 S.F.
WELLNESS CTR	- 268 S.F.
STOCKROOM	- 2,923 S.F.
FEED STORAGE	- 1,862 S.F.
TOTAL	- 21,702 S.F.



DATE: 02/11/26

# TRACTOR SUPPLY Co.

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LATHROP RD.  
MANTECA, CA.

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# A3



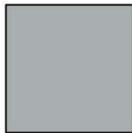
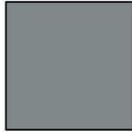
**NORTH EXTERIOR ELEVATION**

SCALE: 1/4" = 1'-0"

**REFERENCE KEY**

- 1 EXTERIOR CEMENT PLASTER
- 2 FIBER CEMENT SIDING
- 3 STONE VENEER
- 4 PARAPET CAP
- 5 CANOPY / AWNING
- 6 COLUMN
- 7 WAINSCOT STONE SILL
- 8 STOREFRONT ASSEMBLY
- 9 MAN DOOR
- 10 PROMO WALL SIGNS - BY TENANT

**FINISH LEGEND**

 <b>A</b> DRYVIT MODEL # DARK GRAY	 <b>B</b> DRYVIT MODEL # LIGHT GRAY
 <b>C</b> NICHHA ILLUMINATION, AWP 1818 DB BLUE	 <b>D</b> ELDERADO STONE CLIFFSTONE BANFF SPRINGS
 <b>E</b> ELDERADO STONE SNAPPED EDGE PEWTER	 <b>F</b> OLDCASTLE SERIES 3000 CLEAR ANODIZED



**WEST EXTERIOR ELEVATION**

SCALE: 1/4" = 1'-0"

DATE: 02/11/26

**DUTCH BROS  
COFFEE**

UNION RD. & LATHROP RD.  
MANTECA, CA

PLANNING  
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SHEET:

**A4**



**SOUTH EXTERIOR ELEVATION**

SCALE: 1/4" = 1'-0"

**REFERENCE KEY**

- 1 EXTERIOR CEMENT PLASTER
- 2 FIBER CEMENT SIDING
- 3 STONE VENEER
- 4 PARAPET CAP
- 5 CANOPY / AWNING
- 6 COLUMN
- 7 WAINSCOT STONE SILL
- 8 STOREFRONT ASSEMBLY
- 9 MAN DOOR
- 10 PROMO WALL SIGNS - BY TENANT

**FINISH LEGEND**



**EAST EXTERIOR ELEVATION**

SCALE: 1/4" = 1'-0"

DATE: 02/11/26

**DUTCH BROS  
COFFEE**

UNION RD. & LATHROP RD.  
MANTECA, CA

PLANNING  
ARCHITECTURE

**api**

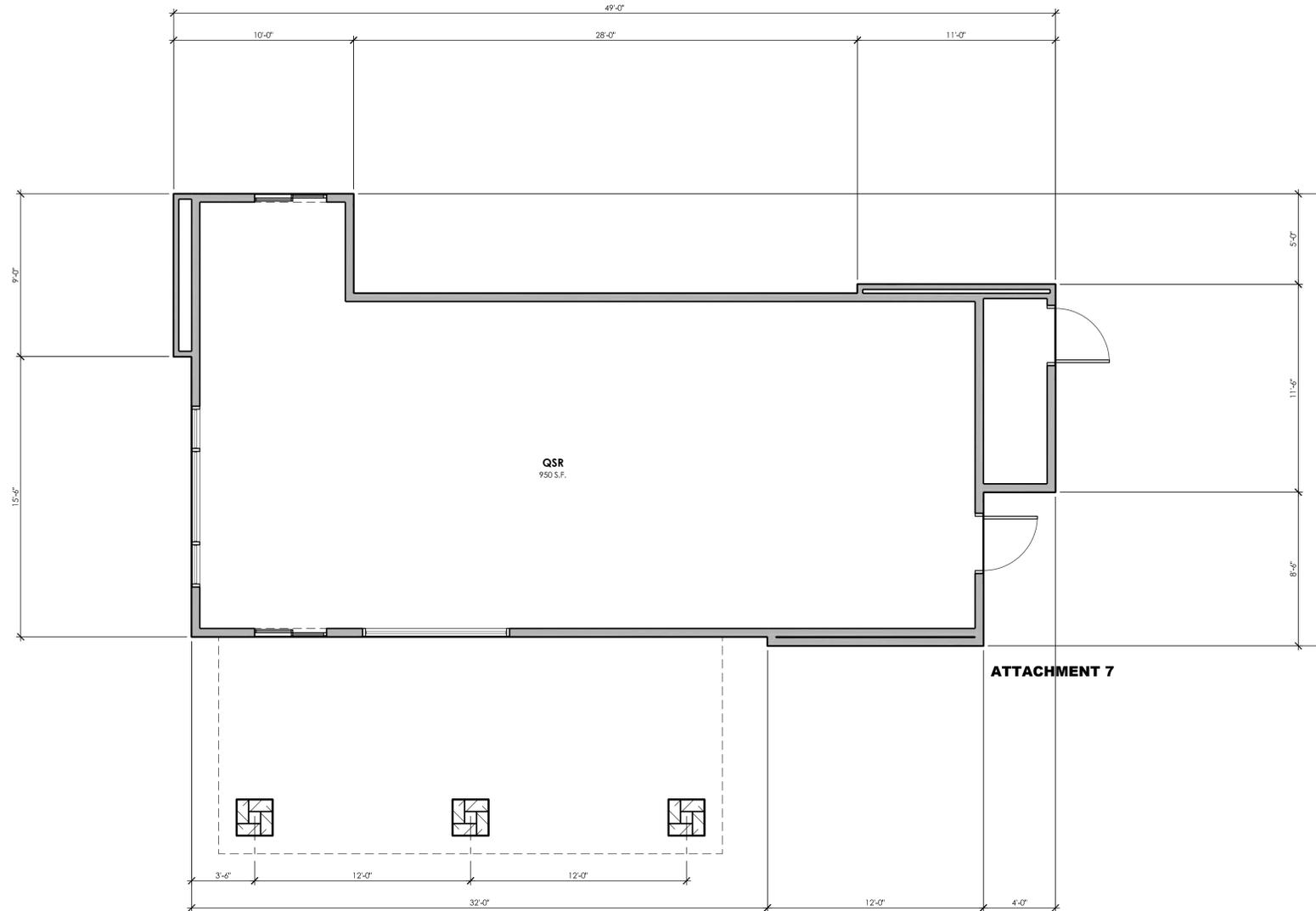
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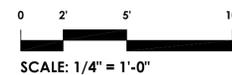
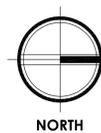
**A5**



**FLOOR PLAN**

SCALE: 1/4" = 1'-0"

FLOOR AREA: 950 S.F.



DATE: 02/11/26

**DUTCH BROS  
COFFEE**

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MANTECA, CA

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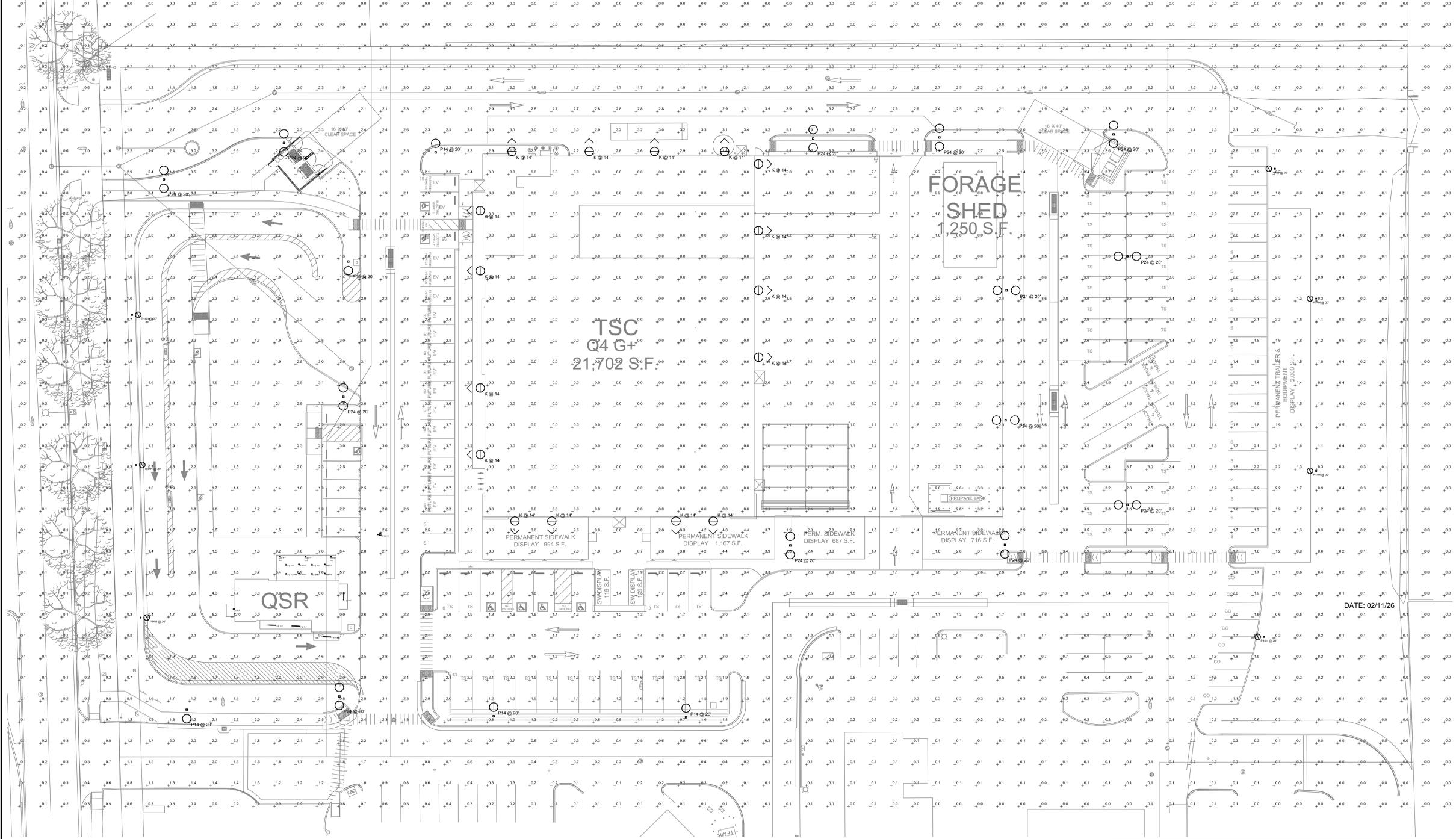
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SHEET:

**A6**



**1 OVERALL SITE PLAN - PHOTOMETRICS**  
 SCALE: 1" = 20'-0" XREF

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
⊕	K		16	SIGNIFY CANADA LTD	S55-3W32LED4K-G3-LE4	Semirade DSX LED post top (855), 32 LED's, 4000K CCT, TYPE LE4 OPTIC, GLOBE	1	4514	1	37	See Notes - General
○	P14		4	SIGNIFY CANADA LTD	S55C1-40W48LED4K-G3-LE4	Semirade DSX LED post top (855), 48 LED's, 4000K CCT, TYPE LE4 OPTIC, GLOBE with CAGE	1	8888	1	80	See Notes - General
○	P24		13	SIGNIFY CANADA LTD	S55C1-60W48LED4K-G3-LE4	Semirade DSX LED post top (855), 48 LED's, 4000K CCT, TYPE LE4 OPTIC, GLOBE with CAGE	1	8888	1	160	See Notes - General
○	P15		1	SIGNIFY CANADA LTD	S55-60W48LED4K-G3-LE4	Semirade DSX LED post top (855), 48 LED's, 4000K CCT, TYPE LE4 OPTIC, GLOBE	1	10392	1	80	See Notes - General
○	P14 H		7	SIGNIFY CANADA LTD	S55-60W48LED4K-G3-LE4H	Semirade DSX LED post top (855), 48 LED's, 4000K CCT, TYPE LE4H OPTIC, GLOBE with House-side Shield	1	7246	1	80	See Notes - General
□	L4		3	LIGMAN	MT-31426-NW40	Matrix 4 square wall down light	1	1100	1	14.3	See Notes - General
□	L9		8	DMF Lighting	DMF_DRD5845-07-9-30-K	DMF_DRD5845-07-9-30(K)	1	793	0.7	8	See Notes - General

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 MODESTO, CA 95356

ph. 209.577.4661  
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JOSEPH L. SMITH  
 RODNEY C. ALONZO  
 BRIAN D. ROSENBERGER  
 ARCHITECTS

**PEZZONI ENGINEERING, INC.**  
 CONSULTING ELECTRICAL ENGINEERS

1500 P Street, Suite 1000, Modesto, CA 95354  
 (209) 577-2200  
 WWW.PEZZONIENGINEERING.COM

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**TRACTOR SUPPLY COMPANY**  
 UNION RD. & LATHROP

MATECA

PHOTOMETRICS.DWG kpezoni

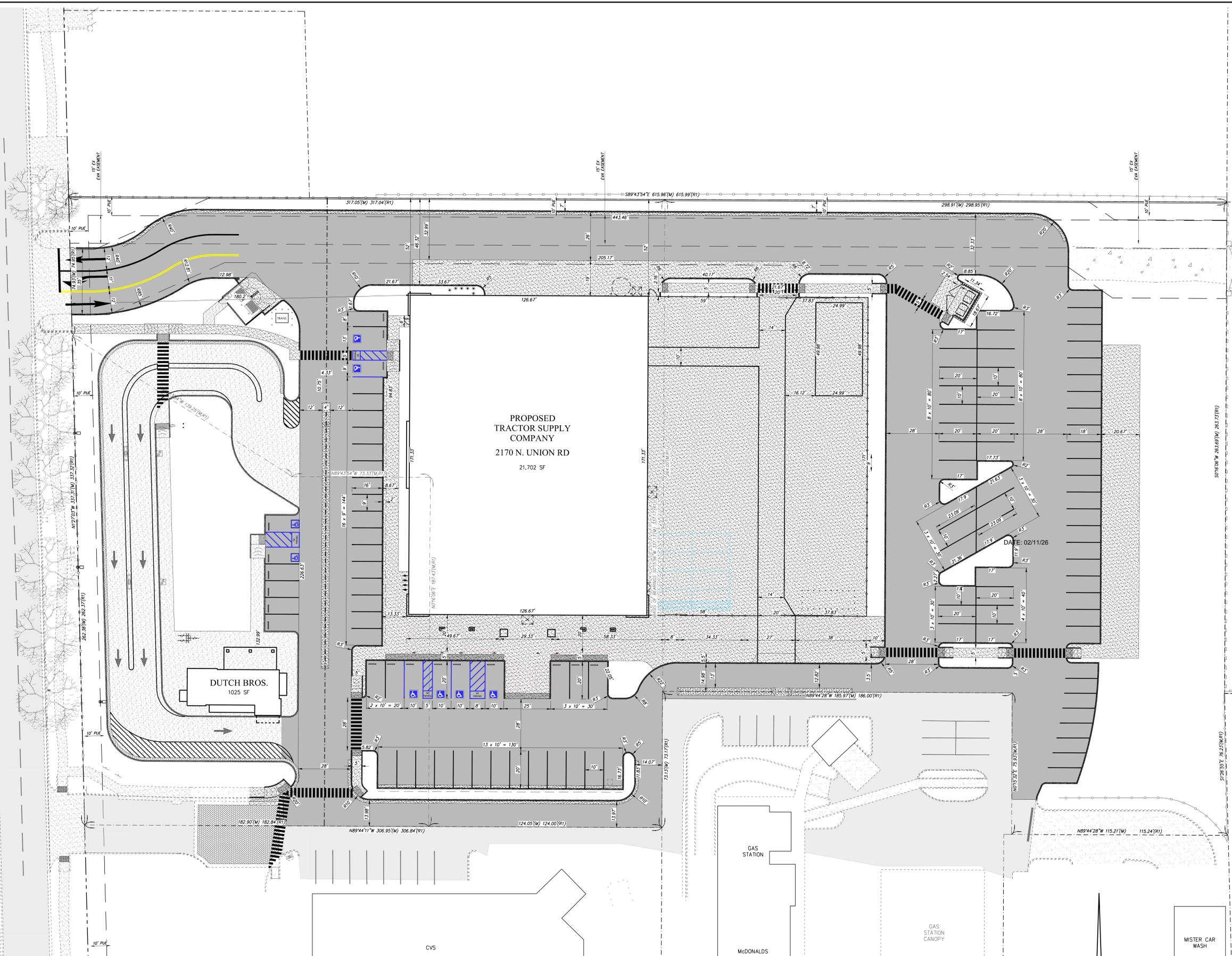
**OVERALL SITE PLAN PHOTOMETRICS**

DATE: DECEMBER 2023  
 JOB NO.:  
 DRAWN: CCM  
 CHECKED: K. PEZZONI  
 SHEET: **EO.2**

REGISTERED PROFESSIONAL ENGINEER  
 K. PEZZONI  
 NO. 16269  
 EXP. 12/28



NORTH UNION ROAD



PROPOSED  
TRACTOR SUPPLY  
COMPANY  
2170 N. UNION RD  
21,702 SF

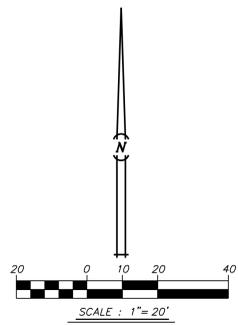
DUTCH BROS.  
1025 SF

GAS STATION

McDONALDS

GAS STATION  
CANOPY

MISTER CAR  
WASH



SYMBOL	DATE	DESCRIPTION OF REVISION	APPD

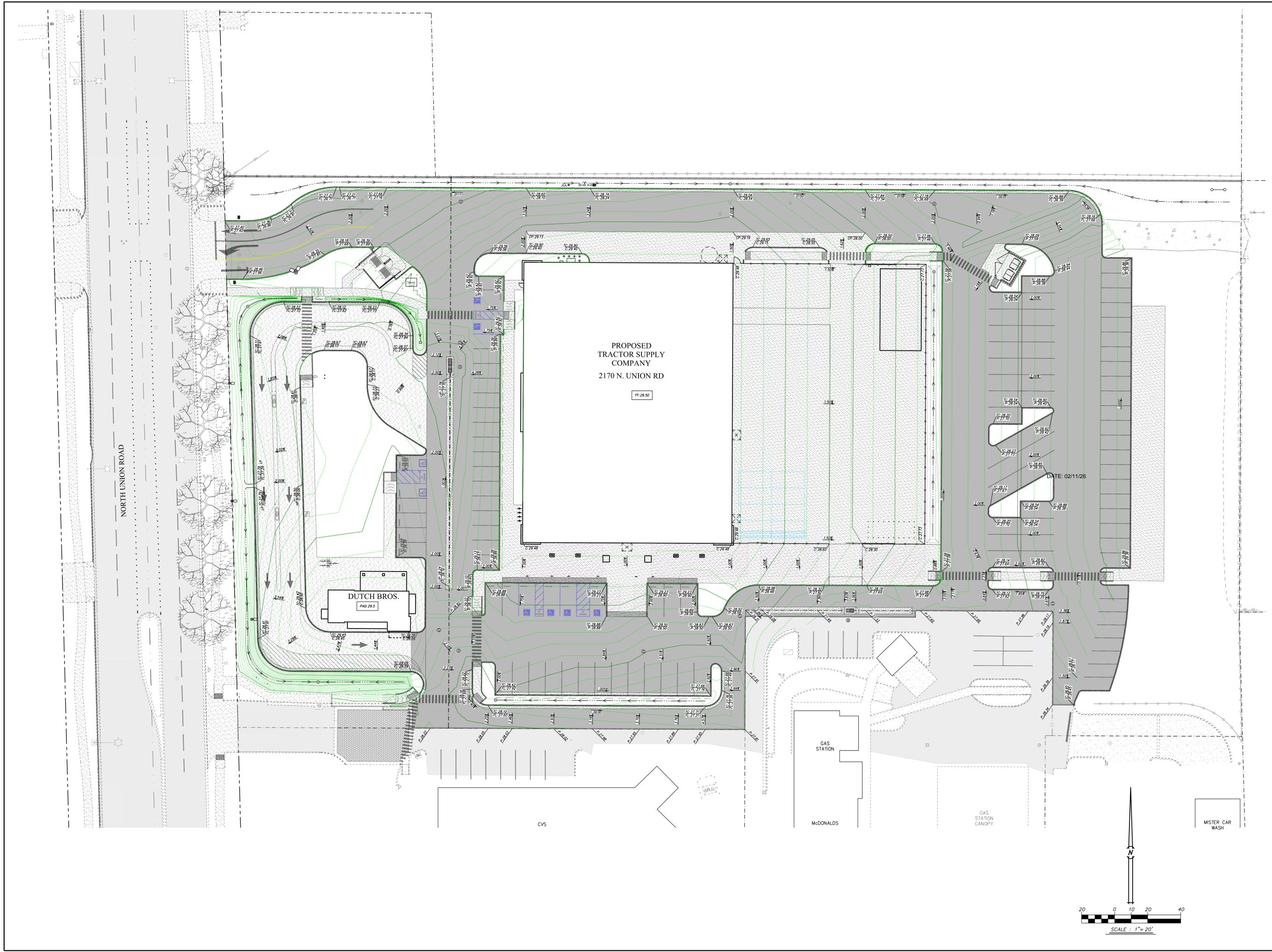
BY: J. AVRETT  
CHK: R. HAWKINS  
DATE: 02/11/2026

**HAWKINS & ASSOCIATES  
ENGINEERING, INC.**  
436 MITCHELL ROAD  
MODESTO, CA. 95354  
PH: (209) 575-4295  
FX: (209) 578-4295

**HORIZONTAL CONTROL PLAN**  
CONCEPTUAL PLANS FOR:  
**TRACTOR SUPPLY COMPANY**  
2170 NORTH UNION ROAD  
MANTECA, CALIFORNIA

DATE: 02/11/26  
SHEET 2  
OF 4

PRELIMINARY



SY#	DATE	DESCRIPTION OF REVISION	APPD



BY: J. AVRETT  
 CHK: R. HAWKINS  
 DATE: 02/11/2026

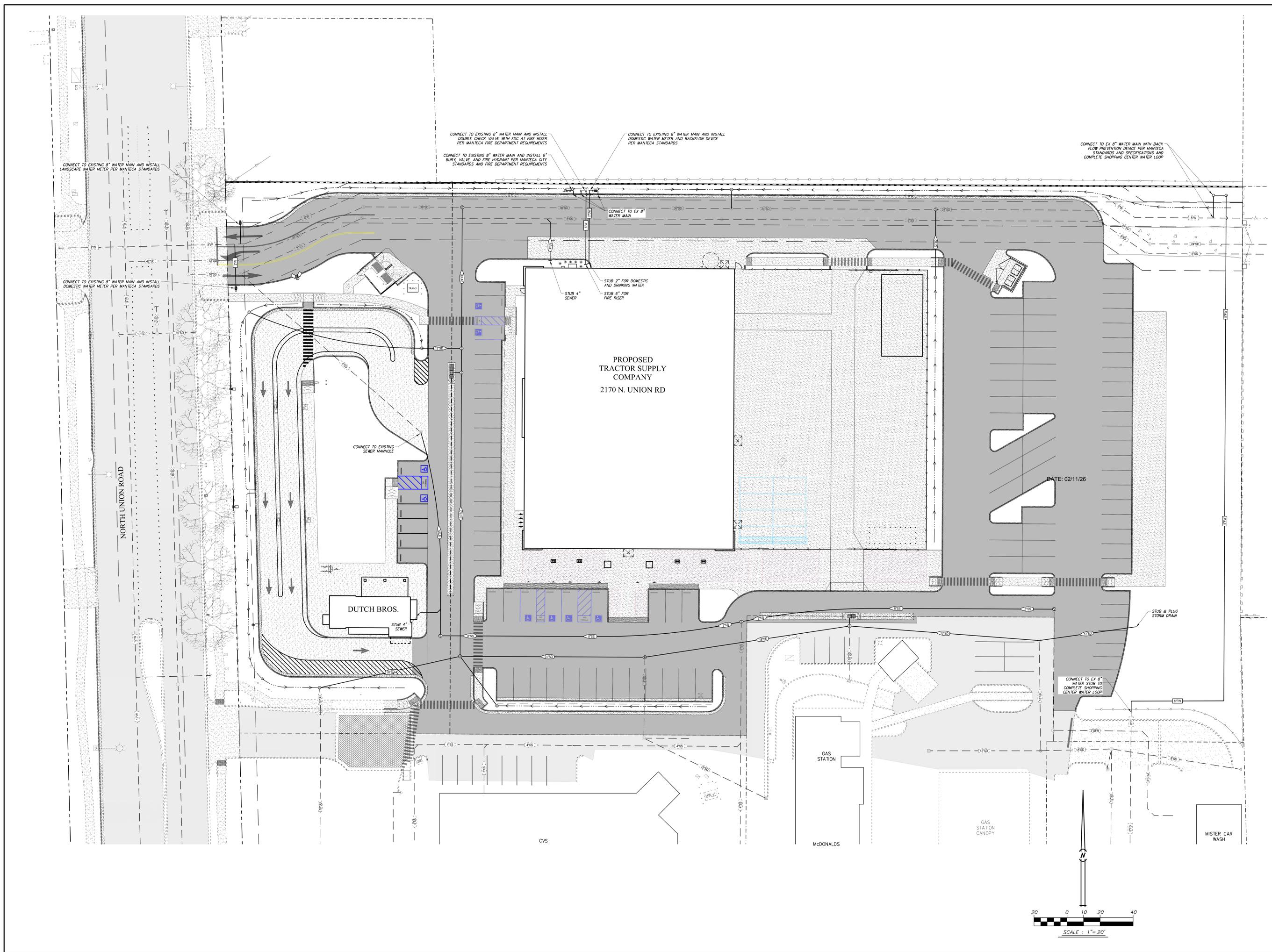
**HAWKINS & ASSOCIATES  
 ENGINEERING, INC.**  
 436 MITCHELL ROAD  
 MODESTO, CA. 95354  
 PH: (209) 575-4295  
 FX: (209) 578-4295



**GRADING & DRAINAGE PLAN**  
 CONCEPTUAL PLANS FOR:  
**TRACTOR SUPPLY COMPANY**  
 2170 NORTH UNION ROAD  
 MANTENCA, CALIFORNIA

**PRELIMINARY**

DATE: 02/11/26  
 SHEET 3  
 OF 4



SYMBOL	DATE	DESCRIPTION OF REVISION	APPD



BY: J. AVRETT  
 CHK: R. HAWKINS  
 DATE: 02/11/2026

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 ENGINEERING, INC.  
 436 MITCHELL ROAD  
 MODESTO, CA. 95354  
 PH: (209) 575-4295  
 FX: (209) 578-4295



**COMPOSITE UTILITY PLAN**  
 CONCEPTUAL PLANS FOR:  
**TRACTOR SUPPLY COMPANY**  
 2170 NORTH UNION ROAD  
 MANTECA, CALIFORNIA

DATE: \_\_\_\_\_  
 SHEET 4  
 OF 4

**PRELIMINARY**

DATE: \_\_\_\_\_  
 SHEET 4  
 OF 4

N:\2026\02\_11\_26 - Modesto\Design\Project\Drawings\Utility\26-11-26 - 10:29:54 AM.dwg

### Irrigation

The entire site will be irrigated using a fully automatic system and designed to meet the City of Manteca's Water Efficient Landscape Ordinance (WELo). The irrigation system will largely be low-volume design consisting of low flow bubblers for the shrub and groundcover areas. Hydroseeded grasses for the storm water treatment areas will be seasonal and not irrigated. Trees will have deep root bubblers on a separate circuit from the rest of the landscape.

There will be two separate irrigation systems - One for Dutch Bros. and another independent irrigation system for Tractor Supply. Each of the irrigation points-of-connection will include a water meter, backflow preventer, flow sensor, master valve, and manual shut-off valve. Each system will include in-line valves, quick couplers, and gate valves. The irrigation controllers will be RainBird, Toro, or Hunter and will meet the WELo requirements of a 'Smart' controller with an integrated weather sensor. Irrigation will be designed to be in compliance with City of Manteca's requirements. A complete irrigation design with these parameters will be provided with the improvement plans, building permit submittals.

### WELo Water Use Calculations

The following calculations represent the intended hydrozones and water usage as designed with this Preliminary Landscape Plan. As we move through the design process we anticipate minor adjustments/revisions of these calculations. However, compliance with WELo code requirements will always remain.

Hydrozone	Type of Plants	Water Use	Plant Species	Hydrozone Area	%	Type of Irrigation	Irrigation Efficiency	Total
1	Shrubs - Medium	Medium	0.4	6,219 sf	15.4%	Drip Emitters	.81	95,585.3
2	Shrubs - Low	Low	0.3	28,332 sf	69.9%	Drip Emitters	.81	326,594.5
3	Storm Water Planting	Low	0.3	1,615 sf	4.0%	Drip Emitters	.81	18,628.2
4	Cobble/Agg	None	0.0	4,341 sf	10.7%	None	--	0
<b>TOTAL</b>				40,508 sf				440,808.1
Maximum Applied Water Allowance (MAWA)				567,347.0 gallon/year				Gallons
Estimated Total Water Usage (ETWU)				440,808.1 gallon/year				
Average Irrigation Efficiency				.81				

ETWU is less than MAWA, therefore water usage as designed exceeds code requirements

### Landscape Areas

Lawn:	0 sf	0%
Shrub Groundcover Area:	34,551 sf	85.3%
Cobble/Aggregate	4,341 sf	10.7%
Storm Water Treatment Plants	1,616 sf	4.0%
<b>Total Landscape:</b>	<b>40,508 sf</b>	<b>100%</b>
Parcel Size:	192,765 sf (4.43 acres)	

Percentage of parcel in landscape/ open space (pervious): 21.0%

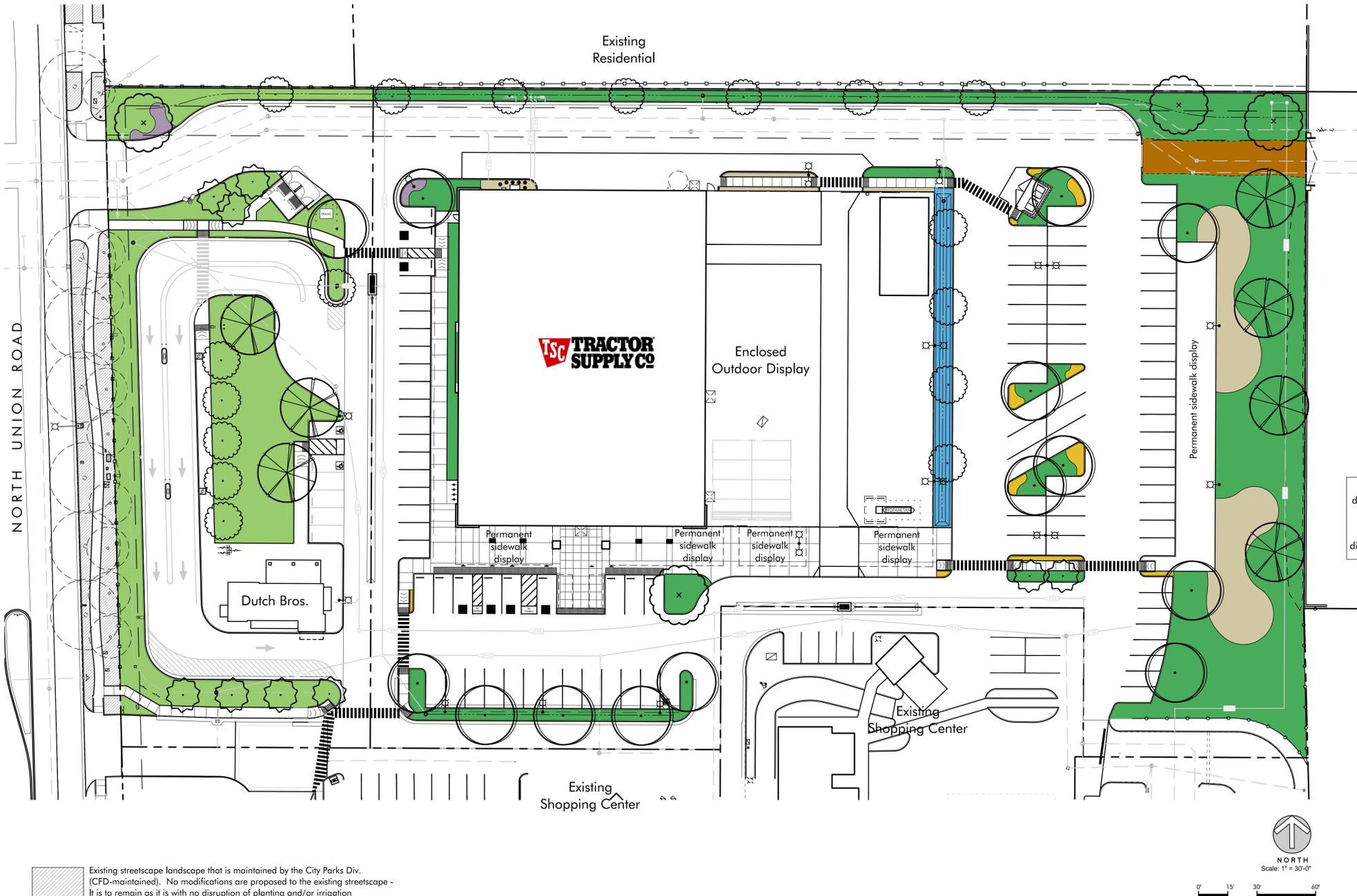
- Wet-Set cobble - Not included as 'landscape' not included in the WELo calcs because it is impermeable (same as concrete paving).
- Existing aggregate access drive to the apartment community - Not included as landscape in the WELo calcs.



Existing Site Aerial



Location Map



Existing Street Frontage - North looking southeast



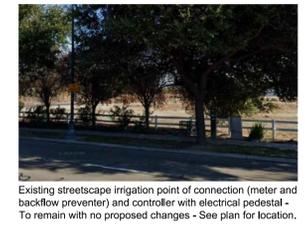
Existing Street Frontage - South looking northeast



Existing Street Frontage - Center looking east

Existing Purple Leaf Plums - 6" - 9" diameter trunks - All in poor condition due to over-shading by the Oaks  
Existing Hungarian Oaks - 12" - 16" diameter trunks - All in good condition

Existing streetscape irrigation water connection and controller to remain and be protected in-place.



Existing streetscape irrigation point of connection (meter and backflow preventer) and controller with electrical pedestal - To remain with no proposed changes - See plan for location.

24-2549  
February 11, 2026



151 N. North St.  
Sonoma, CA 95370  
(209)932-2856

PROPOSED NEW DEVELOPMENT:

**TRACTOR SUPPLY COMPANY**

UNION RD. & LATHROP RD. MANTECA, CA.



ARCHITECTURE PLUS INC.  
4335-B NORTH STAR WAY  
MODESTO, CA 95356

ph. 209.577.4661  
fx. 209.577.0213

www.apiac.com

**Conceptual Landscape Plan**

SHEET:

**L0.1**

### Landscape Concept

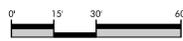
The landscape design concept for the Tractor Supply and Dutch Bros. is to provide an enjoyable and aesthetic space for employees and customers that fits within the landscape framework of the existing neighborhood and the surrounding area, as well as the requirements of the City. Plant material has been selected that performs well in the special conditions of the City of Manteca (Sunset Zone #14).

No high water use turf areas are included. Low and medium water use hardy trees, shrubs and groundcover are proposed for the landscape around the site. The storm water basin in non-irrigated naturalizing grasses and wildflowers and is screened with a chain link fence with slats. The landscape (and associated irrigation) has been designed to be compliant with City of Manteca's Water Efficient Landscape Ordinance (WELo).

Special considerations have been provided in selection of plant material that respect the needs of the facility as well as the customers. Clear and secure view corridors have been provided to ensure safety of the customers entering and moving around the site.



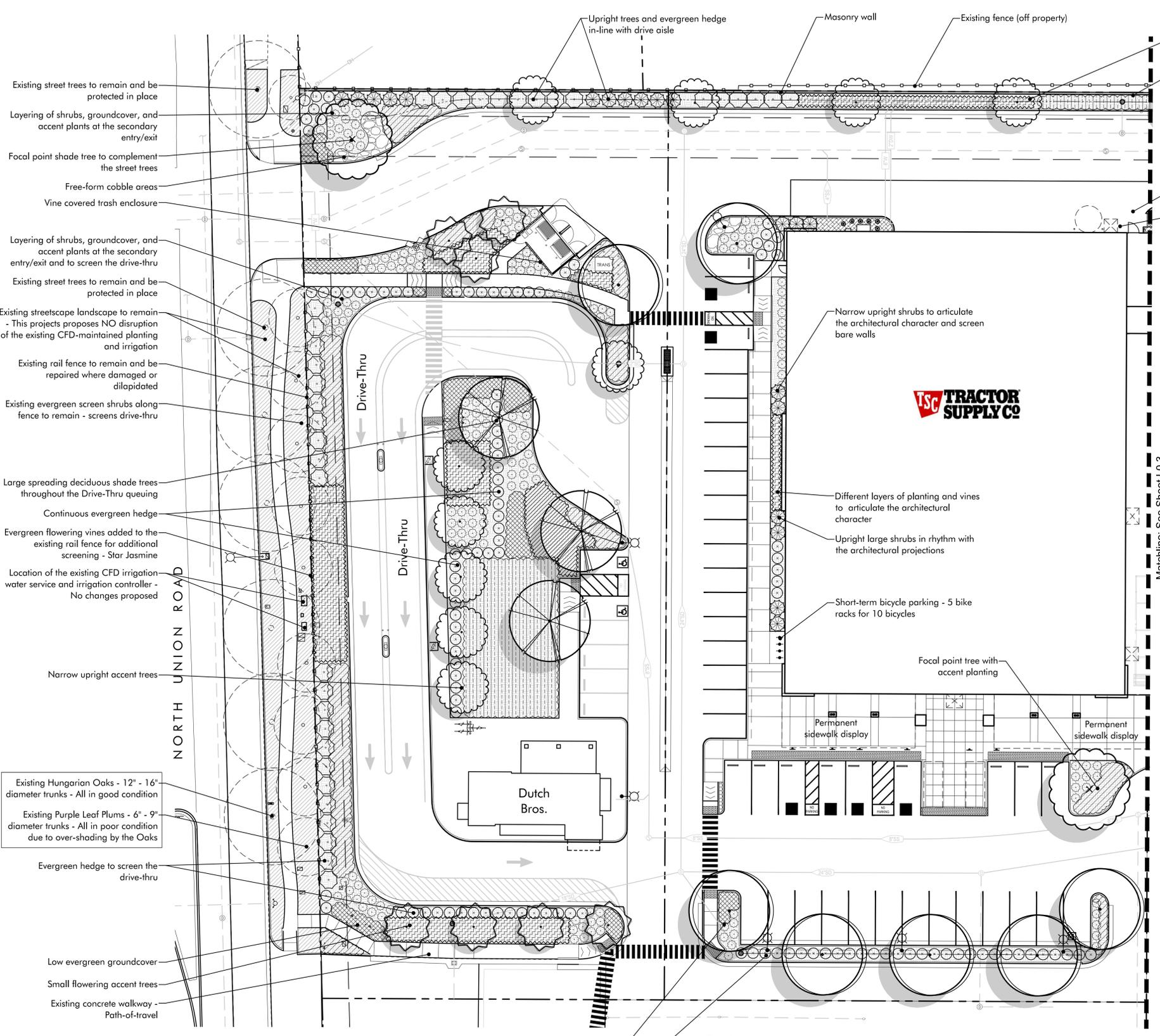
NORTH  
Scale: 1" = 30'-0"



24-2549  
February 11, 2026

# Preliminary Plant Palette

- Trees**
- Shade Trees - 15-gallon**
    - Pistachia chinensis* 'Keith Davey' Chinese Pistache
    - Platanus acerifolia* 'Bloodgood' London Plane Tree
    - Quercus coccinea* Scarlet Oak
    - Ulmus parvifolia* Evergreen Elm
    - Zelkova serrata* 'Village Green' Village Green Zelkova
  - Parking Lot Shade Trees - 15-gallon**
    - Acer rubrum* 'October Glory' October Glory Maple
    - Celtis sinensis* Chinese Hackberry
    - Pistachia chinensis* 'Keith Davey' Chinese Pistache
    - Ulmus parvifolia* Evergreen Elm
  - Upright Trees along Main Drive Aisles - 15-gallon**
    - Acer rubrum* 'Armstrong' Armstrong Maple
    - Brachychiton populneus* Bottle Tree
    - Ginkgo biloba* 'August Beauty' Ginkgo
    - Magnolia grandiflora* 'Sam Somers' Dwarf Southern Magnolia
  - Small Flowering Trees - 15-gallon**
    - Cercis canadensis* Eastern Redbud
    - Cercis occidentalis* Western Redbud
    - Lagerstroemia indica* Crape Myrtle
    - Malus* species Crabapple
  - Focal Point Tree - 15-gallon**
    - Schinus molle* California Pepper
    - Quercus wislizeni* Interior Live Oak
    - Platanus x acerifolia* 'Bloodgood' Bloodgood London Plane
    - Liquidambar styraciflua* 'Rotundiloba' Rotundiloba Sweet Gum
- Shrub and Groundcover Zoning**
- Tall Evergreen Hedge - Irrigated min. 1-gallon shrubs of moderate growth rate, size in the 4'-6" spread and height range, minimal maintenance.**
    - Leucophyllum frutescens* 'Texas Ranger' Texas Sage
    - Ligustrum japonicum* 'Texanum' Waxleaf Privet
    - Pittosporum tobira* 'Variegata' Variegated Tobira
    - Olea europaea* 'Little Ollie' Little Ollie Olive
    - Rhaphiolepis indica* 'White Enchantress' Indian Hawthorn
  - Narrow Upright Shrubs - Irrigated min. 1-gallon shrubs of average growth rate, size in the 36"-5" spread and 8'-15" height range, minimal maintenance.**
    - Cupressus sempervirens* 'Tiny Towers' Dwarf Italian Cypress
    - Juniperus chinensis* 'Spartan' Spartan Juniper
    - Juniperus scopulorum* 'Skyrocket' Skyrocket Juniper
    - Podocarpus Macrophyllus* 'Maki' Shrubby Fern Pine
    - Thuja occidentalis* 'Emerald' American Arborvitae
  - Hedges - Irrigated min. 1-gallon shrubs that are 3' - 4' tall evergreen in primarily formal hedge layout**
    - Ligustrum japonicum* 'Texanum' Texas Privet
    - Myrtus communis* 'Compacta' Myrtle
    - Rhaphiolepis umbellata* Yeddo Hawthorn
    - Rosmarinus officinalis* 'Miss Jessop's' Rosemary
  - Large Accent Shrubs - Irrigated min. 1-gallon shrubs of small to medium size and moderate growth rate, size in the 36"-48" spread and height range, minimal maintenance.**
    - Callistemon viminalis* 'Little John' Dwarf Bottlebrush
    - Hesperaloe parvifolia* Red Yucca
    - Lantana hybridus* 'Gold Rush' Gold Rush Lantana
    - Rosa* 'Pink Flower Carpet' Flower Carpet Rose
    - Salvia greggi* Autumn Sage
  - Storm-water Treatment Accent Plants - 5-gallon strap-leaf plant within the Carex storm water treatment grasses.**
    - Dasylerion wheeleri* Desert Spoon
  - Grasses / Grass-like Plants - Irrigated min. 1-gallon perennial and evergreen grasses and strip leaf plants planted in masses, size in the 24"-42" spread and height range.**
    - Calamagrostis acutiflora* 'Karl Foerster' Dwarf Feather Reed Grass
    - Dianella tasmanica* 'Variegata' Flax Lily
    - Dietes bicolor* Fortnight Lily
    - Lomandra longifolia* 'Breeze' Dwarf Mat Rush
    - Muhlenbergia dubia* Pine Muhly
  - Small Flowering Accent Shrubs - Irrigated 1-gallon plants of moderate growth rate, size in the 18"-48" spread and height range.**
    - Agapanthus africanus* Lily of the Nile
    - Hemerocallis hybridus* Day Lily
    - Salvia* species Sage
    - Tulbaghia violacea* Society Garlic
    - Zauschneria californica* California Fuchsia
  - Low Groundcover - Irrigated 1-gallon evergreen low spreading groundcover at 48"-6" o.c.**
    - Acacia redolens* 'Low Boy' Acacia
    - Baccharis pilularis* 'Twin Peaks II' Coyote Bush
    - Cotoneaster dammeri* 'Lowfast' Bearberry
    - Juniperus* species (Groundcover) Juniper
    - Myoporum parvifolia* Myoporum
    - Trachelospermum asiaticum* Asian Jasmine
  - Storm Water Treatment Grasses - 1-gallon sedge**
    - Carex tumulicola* Sedge
    - Lomandra confertifolius* 'Olive Green' Dwarf Mat Rush
  - Vines**
    - Ficus pumila* Creeping Fig
    - Parthenocissus tricuspidata* Boston Ivy
    - Trachelospermum jasminoides* Star Jasmine
  - Shrub and groundcover planting with mulch**
  - Min. 3" depth of aggregate groundcover or mulch**
  - Wet-Set Cobble - 2"-4" river cobble to match the loose cobble**
  - Loose Noiya river cobble**



Existing streetscape landscape that is maintained by the City Parks Div. (CFD-maintained). No modifications are proposed to the existing streetscape - It is to remain as it is with no disruption of planting and/or irrigation

Matchline: See Sheet L0.3

DATE: 02/11/2028

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**TRACTOR SUPPLY COMPANY**  
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MANTECA, CA.

PLANNING ARCHITECTURE **api**  
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MODESTO, CA 95356  
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fx. 209.577.0213  
www.apiarc.com

**Preliminary Planting Plan**  
SHEET:  
**L0.2**

Final landscape design shall meet City of Manteca codes and requirements as well as Project Specific Conditions of Approval. Final design is subject to approval through the building permit review process.

24-2549  
February 11, 2028

KLA COPYRIGHT 2025



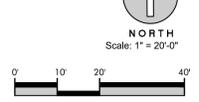
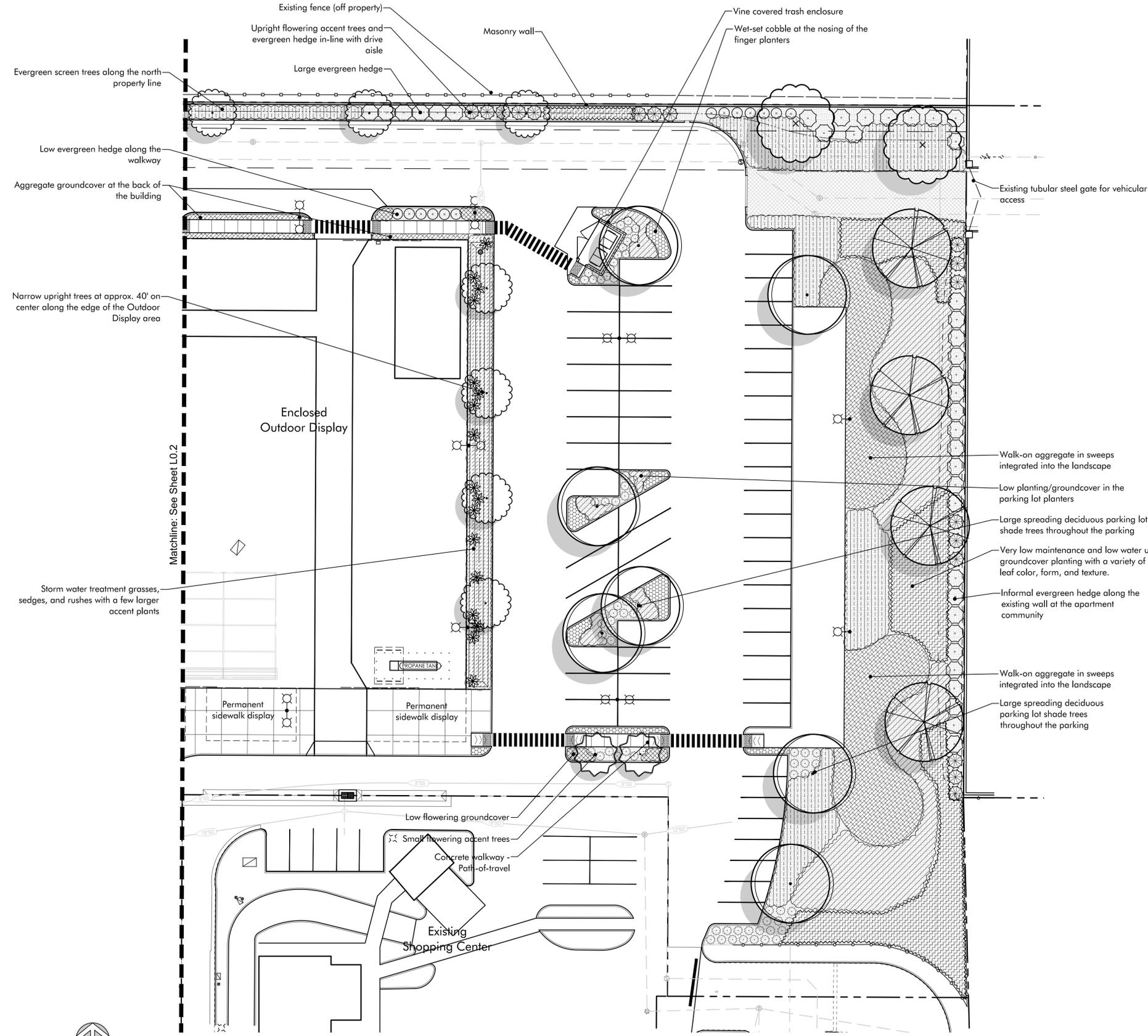
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**Preliminary Planting Plan**  
SHEET:  
**L0.2**

# Preliminary Plant Palette

- Trees**
- Shade Trees - 15-gallon**
    - Pistachia chinensis* 'Keith Davey'
    - Platanus acerifolia* 'Bloodgood'
    - Quercus coccinea*
    - Ulmus parvifolia*
    - Zelkova serrata* 'Village Green'
    - Chinese Pistache
    - London Plane Tree
    - Scarlet Oak
    - Evergreen Elm
    - Village Green Zelkova
  - Parking Lot Shade Trees - 15-gallon**
    - Acer rubrum* 'October Glory'
    - Celtis sinensis*
    - Pistachia chinensis* 'Keith Davey'
    - Ulmus parvifolia*
    - October Glory Maple
    - Chinese Hackberry
    - Chinese Pistache
    - Evergreen Elm
  - Upright Trees along Main Drive Aisles - 15-gallon**
    - Acer rubrum* 'Armstrong'
    - Brachychiton populneus*
    - Ginkgo biloba* 'August Beauty'
    - Magnolia grandiflora* 'Sam Somers'
    - Armstrong Maple
    - Bottle Tree
    - Ginkgo
    - Dwarf Southern Magnolia
  - Small Flowering Trees - 15-gallon**
    - Cercis canadensis*
    - Cercis occidentalis*
    - Lagerstroemia indica*
    - Malus species*
    - Eastern Redbud
    - Western Redbud
    - Crape Myrtle
    - Crabapple
  - Focal Point Tree - 15-gallon**
    - Schinus molle*
    - Quercus wislizeni*
    - Platanus x acerfolia* 'Bloodgood'
    - Liquidambar styraciflua* 'Rotundiloba'
    - California Pepper
    - Interior Live Oak
    - Bloodgood London Plane
    - Rotundiloba Sweet Gum
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    - Ligustrum japonicum* 'Texanum'
    - Pittosporum tobira* 'Variegata'
    - Olea europaea* 'Little Ollie'
    - Rhaphiolepis indica* 'White Enchantress'
    - Indian Hawthorn
    - Texas Sage
    - Waxleaf Privet
    - Variegated Tobira
    - Little Ollie Olive
  - Narrow Upright Shrubs - Irrigated min. 1-gallon shrubs of average growth rate, size in the 36"-5' spread and 8'-15' height range, minimal maintenance.**
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    - Thuja occidentalis* 'Emerald'
    - Dwarf Italian Cypress
    - Spartan Juniper
    - Skyrocket Juniper
    - Shrubby Fern Pine
    - American Arborvitae
  - Hedges - Irrigated min. 1-gallon shrubs that are 3' - 4' tall evergreen in primarily formal hedge layout**
    - Ligustrum japonicum* 'Texanum'
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    - Rhaphiolepis umbellata*
    - Rosmarinus officinalis* 'Miss Jessop's'
    - Texas Privet
    - Myrtle
    - Yeddo Hawthorn
    - Rosemary
  - Large Accent Shrubs - Irrigated min. 1-gallon shrubs of small to medium size and moderate growth rate, size in the 36"-48" spread and height range, minimal maintenance.**
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    - Flax Lily
    - Fortnight Lily
    - Dwarf Mat Rush
    - Pine Muhly
  - Small Flowering Accent Shrubs - Irrigated 1-gallon plants of moderate growth rate, size in the 18"-48" spread and height range.**
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    - Tulbaghia violacea*
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    - Juniperus species* (Groundcover)
    - Myoporum parvifolia*
    - Trachelospermum asiaticum*
    - Acacia
    - Coyote Bush
    - Bearberry
    - Juniper
    - Myoporum
    - Asian Jasmine
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- Min. 3" depth of aggregate groundcover or mulch
  - Wet-Set Cobble - 2"-4" river cobble to match the loose cobble
  - Loose Noiya river cobble



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.

Final landscape design shall meet City of Manteca codes and requirements as well as Project Specific Conditions of Approval. Final design is subject to approval through the building permit review process.



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www.apiarc.com

**Preliminary Planting Plan**

SHEET: **L0.3**

### Preliminary Plant Palette

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- Min. 3" depth of aggregate groundcover or mulch
- Wet-Set Cobble - 2"-4" river cobble to match the loose cobble
- Loose Noiya river cobble

### Plant Photos

#### Street Trees and Parking Lot Shade Trees



*Pistachia chinensis* 'Keith Davey'     *Platanus acerifolia* 'Bloodgood'     *Quercus coccinea*     *Ulmus parvifolia*

#### Small Upright Trees



*Acer rubrum* 'Armstrong'     *Arbutus* 'Marina'     *Geijera parviflora*     *Ginkgo biloba* 'Princeton Sentry'

#### Small Flowering Trees



*Cercis canadensis*     *Cercis occidentalis*     *Lagerstroemia indica*     *Malus* spp.

#### Focal Point Trees



*Schinus molle*     *Quercus wislizeni*     *Platanus x acerifolia* 'Bloodgood'     *Liquidambar styraciflua* 'Rotundiloba'

#### Bicycle Rack



18-5/8" wide x 34" tall  
MadRax (www.madrax.com) Square 'U' Bike Rack Powder Coat Finish

#### Wet-Set Cobble



Wet-Set Cobble

#### Aggregate



Aggregate

#### Cobble



Cobble

#### Tall Evergreen Hedge



*Leucophyllum frutescens* 'Texas Ranger'     *Ligustrum japonicum* 'Texanum'     *Pittosporum tobira* 'Variegata'     *Rhaphiolepis indica*

#### Narrow Upright Shrubs



*Cupressus sempervirens* 'Tiny Towers'     *Juniperus chinensis* 'Spartan'     *Juniperus scopulorum* 'Skyrocket'     *Thuja occidentalis* 'Emerald'

#### Hedges



*Ligustrum japonicum* 'Texanum'     *Myrtus communis* 'Compacta'     *Rhaphiolepis umbellata*     *Rosmarinus officinalis* 'Miss Jessop's Upright'

#### Large Accent Shrubs



*Callistemon viminalis* 'Little John'     *Hesperaloe parvifolia*     *Rosa* 'Pink Flower Carpet'     *Salvia leucantha*

#### Grasses / Grass-like Plants



*Calamagrostis acutiflora* 'Karl Foerster'     *Dianella tasmanica* 'Variegata'     *Dietses bicolor*     *Muhlenbergia dubia*

#### Small Flowering Accent Shrubs



*Agapanthus africanus*     *Hemerocallis hybridus*     *Salvia nemerosa*     *Zauschneria californica*

#### Low Groundcover



*Baccharis pilularis* 'Twin Peaks II'     *Cotoneaster dammeri* 'Lowfast'     *Juniperus* spp.     *Myoporum parvifolia*

#### Vines



*Ficus pumila*     *Parthenocissus tricuspidata*

24-2549

February 11, 2028



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Planting Images

SHEET:

**L0.4**