

LANDSCAPE CHARACTER

THE PROPOSED TREES FOR THIS DEVELOPMENT ARE MORE BROADLEAF IN NATURE TO MAINTAIN THE CHARACTER OF THE EXISTING NEIGHBORHOOD BUT REFLECT CURRENT TRENDS OF SPECIES THAT WILL BE READILY AVAILABLE THROUGH NURSERIES TODAY. WE ARE PROPOSING TO USE RED-PUSH PISTACHE, FANTEX ASH & EVERGREEN ELM AND LIVE OAK AS PRIMARY SHADE TREES. THE ENTRY AND FOCAL AREAS OF THE PROJECT WILL INCLUDE SOME LOW WATER DESERT TREES TO HELP TRANSITION FROM THE SURROUNDING STREET FRONTAGE TO THE NEIGHBORHOOD CHARACTER. FOR ACCENT TREES, WE ARE PROPOSING MULGA ACACIA, MEXICAN BIRD OF PARADISE AND TEXAS MOUNTAIN LAUREL. THE SHRUBS, ACCENTS AND GROUNDCOVERS ARE LOW WATER USE SPECIES & PROVIDE A MORE LUSH CHARACTER TO MATCH THE EXISTING NEIGHBORHOOD.

LANDSCAPE DATA

ACCESSOR'S PARCEL NUMBERS:	141-03-022, 141-03-028, 141-03-038, 141-03-041, 141-03-042, 141-06-008H, 141-06-252, 141-06-253, 141-06-008F
ZONING:	RM-5
TOTAL UNITS:	222 DU
COMMON OPEN SPACE:	MINIMUM: 120 SF x 252 DU = 31,440 SF PROVIDED: 100 SF x 61 UNITS = +/- 6,100 SF PRIVATE OPEN SPACE +/- 30,100 SF PUBLIC OPEN SPACE +/- 36,200 SF TOTAL: 9.2% OF NET SITE AREA

LANDSCAPE REQUIREMENTS

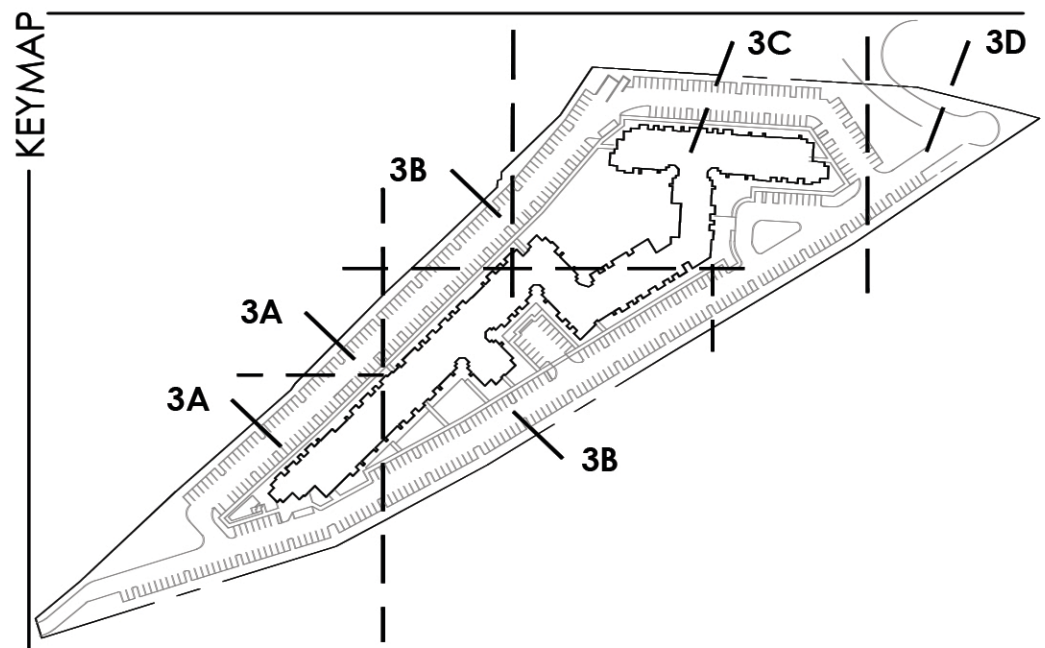
LOCATION		REQ. TREES	STD. REQ. SIZE	TOTAL TREES PROVIDED	REQ. SHRUBS	TOTAL SHRUBS REQ. & PROVIDED
PERIMETER - SOUTH (South Canal) *	4 TREES & 20 SHRUBS PER 100' (17) 1,669 L.F.	68	(17) 36" BOX (24) 24" BOX (17) 15 GAL.	(25) 36" BOX (-) 24" BOX (-) 15 GAL.	340	340
PERIMETER - NORTHEAST (McDowell Rd.) *	4 TREES & 24 SHRUBS PER 100' (7) 665 L.F.	28	(7) 36" BOX (14) 24" BOX (7) 15 GAL.	(19) 36" BOX (-) 24" BOX (-) 15 GAL.	168	168
PERIMETER - NORTHWEST (202 Freeway) *	4 TREES & 24 SHRUBS PER 100' (12) 1,164 L.F.	48	(12) 36" BOX (24) 24" BOX (12) 15 GAL.	(20) 36" BOX (15) 24" BOX (-) 15 GAL.	288	288
REQUIRED PARKING PLANTING	1 TREES & 3 SHRUBS PER 8 SPACES		10% 36" BOX 90% 24" BOX	(6) 36" BOX 52 24" BOX		---
REQUIRED FOUNDATION BASE PLANTING	1 TREES PER 50'-0" PARKING WITHIN 30' CAN COUNT TOWARDS THIS REQUIREMENT.		10% 36" BOX 90% 24" BOX	(10) 36" BOX (90) 24" BOX		---

* TREE SIZE SUBSTITUTION BASED ON TABLE 11-33-3.A.6: TREE SUBSTITUTIONS



SOUTH PERIMETER FENCE
4' HIGH FARM FENCE

SCALE: N.T.S.



SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CALIPER	QTY	SIZE
TREES (LARGE)	INCL. SIZE (H x W)					TREE INCL. SIZE (H x W)
	EBENOPSIS EBANO (50'x40')	TEXAS EBONY	36" BOX	2.25"	6	9' x 6'
	FRAXINUS VELUTINA 'FAN WEST' (30'x30')	FAN WEST ASH	24" BOX	1-1/2"	18	9 x 4'
	PARKINSONIA THORNLESS 'AZT' (25'x25')	AZT THORNLESS PALO VERDE	24" BOX 36" BOX	1-1/2" 2-1/4"	20 11	8' x 4' 10' x 7'
	PROSOPIS HYBRID 'LESLIE ROY' (25'x25')	LESLIE ROY MESQUITE	36" BOX	2-1/2"	15	10' x 8'
	PISTACIA CHINENSIS (30'x30')	CHINESE PISTACHE	24" BOX	1-1/2"	17	9' x 3.5'
	PISTACIA LENTISCUS (25'x30')	MASTIC TREE	36" BOX	2-1/4"	-	11' x 5'
	PISTACIA LENTISCUS (25'x30')	MASTIC TREE	24" BOX	1-1/2"	19	9' x 3.5'
	QUERCUS VIRGINIANA 'CATHEDRAL' (40'x30')	CATHEDRAL LIVE OAK	15 GAL. 24" BOX 36" BOX	.75" 1-1/2" 2-1/2"	27 32 2	7' x 2.5' 9' x 4' 12' x 7'
	ULMUS PARVIFOLIA (40'x40')	EVERGREEN ELM	24" BOX	1-1/2"	27	9' x 4'
	* NOTE: FINAL PLANS TO INDICATE INDIVIDUAL SIZES TO MEET CITY REQUIRED SIZES					
TREES (MEDIUM)						
	ACACIA ANEURA (18'x15')	MULGA	24" BOX	1-1/4"	17	7' x 3'
	CAESALPINIA MEXICANA (15'x15')	MEXICAN BIRD OF PARADISE	24" BOX	2"	18	7' x 4'
	CHITALPA TASHKENTENSIS (30'x30')	CHITALPA	24" BOX	1-1/2"	10	7' x 4'
	SOPHORA SECUNDIFLORA (30'x30')	TEXAS MOUNTAIN LAUREL	* 36" BOX	2" (MULTI) 3	6' x 4'	MATURE HEIGHT
PALMS						
	PHOENIX DACTYLIFERA	DATE PALM (DIAMOND CUT)	24 TF	40"+	14	20' x 8'
	PHOENIX ROEBELINI	PYGMY DATE PALM	7 GAL	12"+	46	4' x 3'
SHRUBS						Mature Size
	BOUGAINVILLEA 'TORCH GLOW'	BOUGAINVILLEA	5 GAL			5h x 5w
	CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE	5 GAL			8h x 10w
	CORDIA PARVIFOLIA	LITTLE LEAF CORDIA	5 GAL			8h x 8w
	EREMOPHILA GLABRA SP. CARNOSA	WINTER BLAZE	5 GAL			4h x 4w
	EREMOPHILA HYGROPHANA	BLUEBELLS	5 GAL			3h x 3w
	EREMOPHILA x SUMMERTIME BLUE	SUMMERTIME BLUE	5 GAL			6h x 10w
	EUPHORBIA TIRUCALLI	FIRE STICKS	5 GAL			4h x 4w
	GOSSYPIMUM HARKNESSII	SAN MARCOS HIBISCUS	5 GAL			3h x 5w
	JUSTICIA SPICIGERA	MEXICAN HONEYSUCKLE	5 GAL			3h x 3w
	LEUCOPHYLLUM 'LYNN'S LEGACY'	HYBRID TEXAS SAGE	5 GAL			5h x 5w
	OLEA EUROPAEA 'LITTLE OLLIE'	DWARF OLIVE	5 GAL			3h x 3w
	RUELLIA PENINSULARIS	BAJA RUELLIA	5 GAL			4h x 6w
	RUSSELIA EQUISETIFORMIS	CORAL FOUNTAIN	5 GAL			3h x 4w
	TECOMA x 'SPARKY'	SPARKY TECOMA	5 GAL			4h x 5w
ACCENTS						
	AGAVE 'BLUE GLOW'	BLUE GLOW AGAVE	5 GAL			2h x 3w
	AGAVE DESMETIANA	SMOOTH AGAVE	5 GAL			3h x 3w
	ALOE BARBADENSIS	MEDICINAL ALOE	5 GAL			2h x 3w
	ALOE x BLUE ELF	BLUE ELF ALOE	5 GAL			2h x 2w
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL			3h x 4w
	PEDILANTHUS MACROCARPUS	LADY'S SLIPPER	5 GAL			3h x 3w
	SANSEVIERIA TRIFASCIATA	MOTHER-IN-LAW TONGUE	5 GAL			1h x 4w
	YUCCA RUPICOLA	TWISTED LEAF YUCCA	5 GAL			2h x 3w
GROUNDCOVERS						
	EREMOPHILA GLABRA 'MINGENEW GOLD'	OUTBACK SUNRISE EMU	1 GAL			7h x 7w
	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	5 GAL			1h x 4w
	LANTANA MONTEVIDENSIS	PURPLE LANTANA	5 GAL			1h x 3w
	SETCREASEA PALLIDA	PURPLE HEART	5 GAL			2h x 2w
	SPHAGNETICOLA TRILOBATA	YELLOW DOT	5 GAL			1h x 6w
GROUNDCOVERS						
	BIGNONIA CAPREOLATA	CROSSVINE	5 GAL	-		8h x 8w
	BOUGAINVILLEA 'BARBARA KARST'	BOUGAINVILLEA VINE	5 GAL			10h x 10w
	TRACHELOSPERMIUM JASMINOIDES	STAR JASMINE	5 GAL			8h x 8w
MISC						
	DECOMPOSED GRANITE: 2" DEPTH OF 3/4" SCREENED 'APACHE GOLD'					
	DECOMPOSED GRANITE: 2" DEPTH OF 3" SCREENED DESERT BLEND AT MAIN ENTRY FOR SLOPE CONTROL. COLOR TO COMPLIMENT 'APACHE BROWN'					
	SYNTHETIC TURF: ARTIFICIAL GRASSTORE					
	'PET TURF 60' (DOG PARK)	60oz / 1.125" Pile Height	+/-		680 s.f.	
	'KID PLAY 60' (POOL COURT & LS)	60oz. / 1.5" Pile Height	+/-		9,300 s.f.	
	COBBLE: 5"-12" COBBLESTONE 'APACHE GOLD'					
	(At Roof Drain locations & Slope stabilization per civil plans)					

