

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:	RM-5 120 SF x 252 DU = 31,440 SF
MINIMUM 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 (34) 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: 25-36" BOX PROVIDED - 17 REQ'D = 8 SURPLUS
8 SURPLUS x 2 SUBSTITUTION RATIO = 16- 24" BOX
34-24" BOX REQ'D - 16 SUBSTITUTION = 18- 24" BOX DEFICIT
17- 15 GAL DEFICIT



SOUTH PERIMETER FENCE
4' HIGH FARM FENCE

SCALE: N.T.S.

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SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CALIPER	QTY	SIZE
TREES (LARGE)	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 36" BOX	1-1/2" 2-1/4"	17 -	9' x 3.5' 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 27	7' x 2.5' 9' x 4' 12' x 7'
	ULMUS PARVIFOLIA (40'x40')	EVERGREEN ELM	24" BOX 36" BOX	1-1/2" 2-1/2"	27 21	9' x 4' 12' x 8'
	* 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 ROSELLINI	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	
GOSSYPIUM HARKNESSII	SAN MARCOS HIBISCUS	5 GAL			3h x 5w	
JUSTICIA SPICIGERA	MEXICAN HONEYSUCKLE	5 GAL			3h x 3w	
LEUCOPHYLLUM 'LYNNS LEGACY'	HYBRID TEXAS SAGE	5 GAL			5h x 5w	
OLEA EUROPAEA 'LITTLE OLLIE'	DWARF OLIVE	5 GAL			3h x 3w	
RUPELLIA PENINSULARIS	BAJA RUELLIA	5 GAL			4h x 6w	
RUSSSELLIA 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 PARVILORA	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 YUCCO	5 GAL			2h x 3w	

GROUNDCOVERS						
EREMOPHILA GLABRA 'MINGENOW 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 PALUDA	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	
TRACHELOSFERIUM JASMINOIDES	STAR JASMINE	5 GAL			8h x 8w	

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'

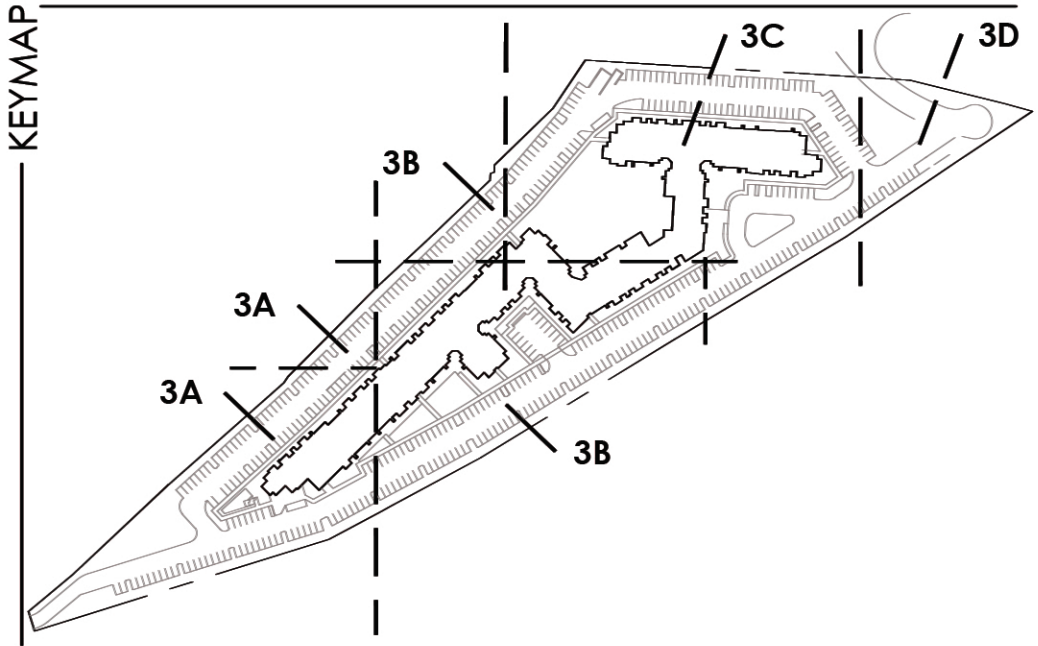
SYNTHETIC TURF: ARTIFICIAL GRASSSTORE

'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)



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PROVIDED:	
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PUBLIC OPEN SPACE	+/- 30,100 SF
TOTAL:	+/- 36,200 SF
	9.2% OF NET SITE AREA

LANDSCAPE REQUIREMENTS

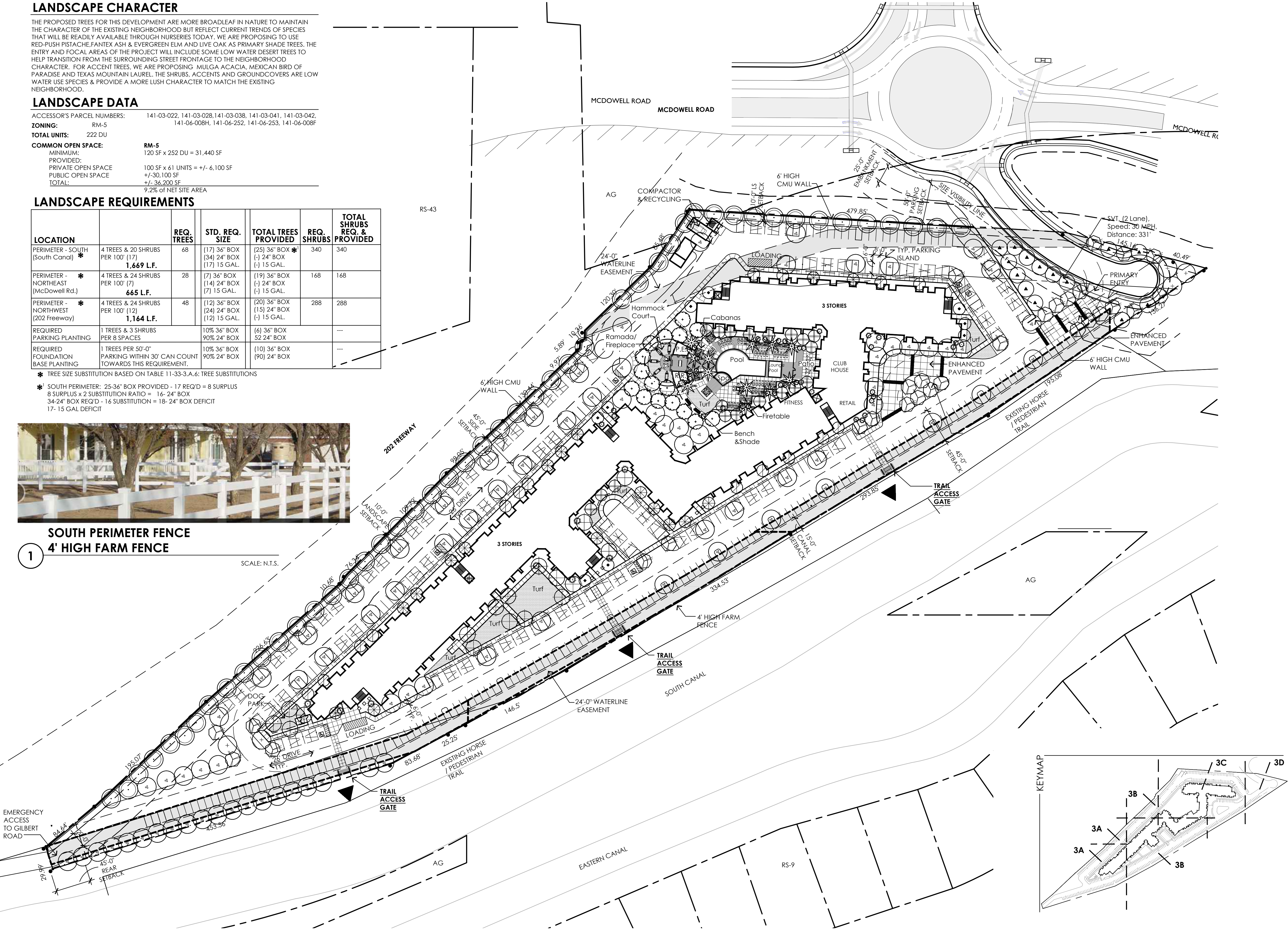
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REQUIRED FOUNDATION BASE PLANTING	1 TREES PER 50'-0" PARKING WITHIN 30' CAN COUNT TOWARDS THIS REQUIREMENT.		10% 36" BOX 90% 24" BOX	(10) 36" BOX (90) 24" BOX		---

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SOUTH PERIMETER FENCE
4' HIGH FARM FENCE

SCALE: N.T.S.



SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CALIPER	QTY	SIZE
TREES (LARGE)						TREE INSTALLED SIZE (H x W)
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+	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 36" BOX	1-1/2" 2-1/4"	17 -	9' x 3.5' 11' x 5'
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+	QUERCUS VIRGINIANA (40"x30")	CATHEDRAL LIVE OAK	15 GAL. 24" BOX	.75" 1-1/2"	27 32	7' x 2.5' 9' x 4'
+	ULMUS PARVIFOLIA (40"x40")	EVERGREEN ELM	15 GAL. 24" BOX 36" BOX	3/4" 2-1/2"	2 21	7' x 3' 9' x 4' 12' x 8'
	* NOTE: FINAL PLANS TO INDICATE INDIVIDUAL SIZES TO MEET CITY REQUIRED SIZES					
TREES (MEDIUM)						
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+	SOPHORA SECUNDIFLORA (30"x30")	TEXAS MOUNTAIN LAUREL	* 36" BOX	2" (MULTI)	3	6' x 4'
+	PHOENIX DACTYLIFERA	DATE PALM (DIAMOND CUT)	24 TF	40"+	14	20' x 8'
+	PHOENIX ROBELLINI	PYGMY DATE PALM	7 GAL	12"+	46	4' x 3'
+	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
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+	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)					