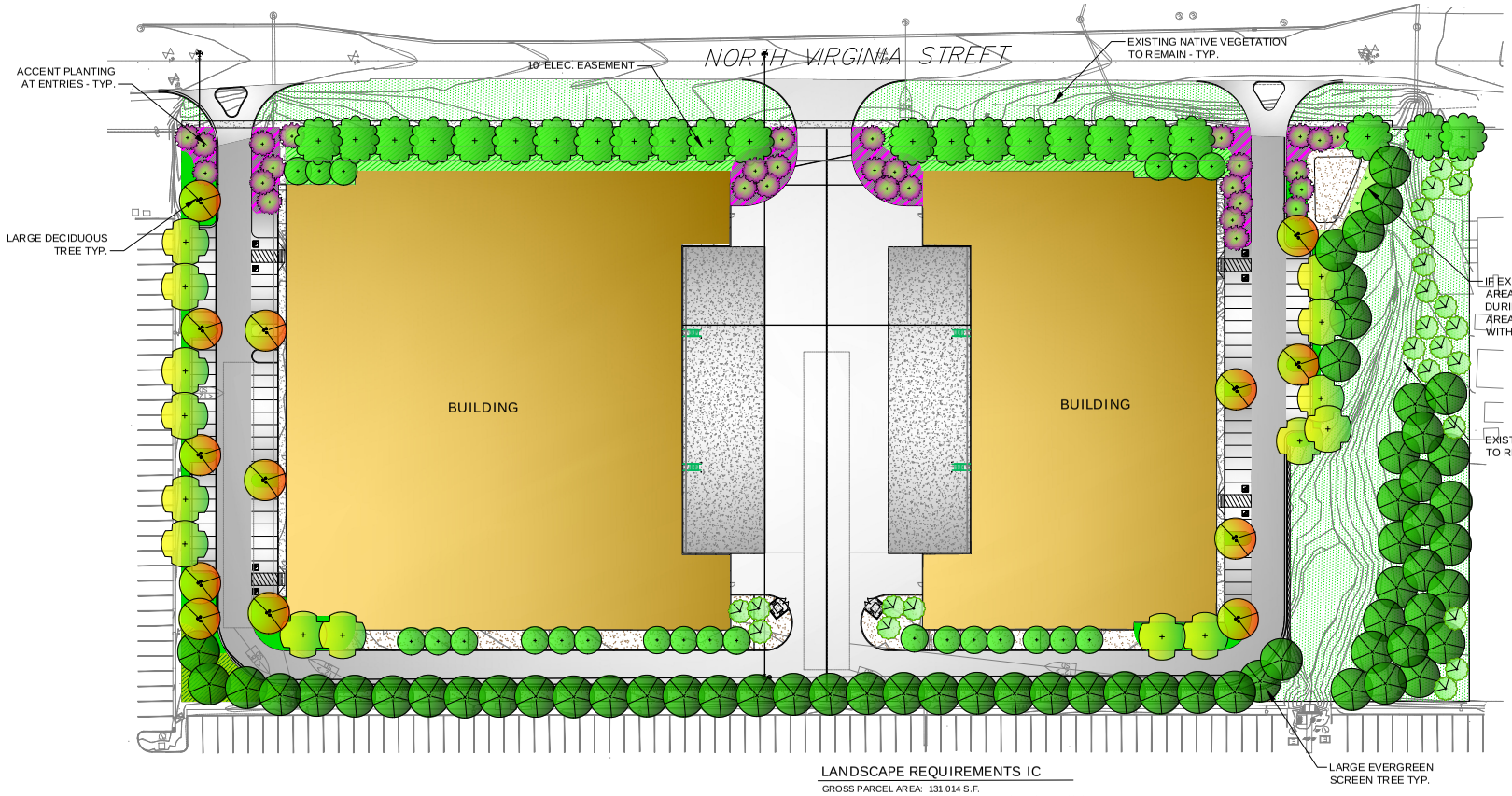

LEGEND

- DECIDUOUS STREET TREE (2.0" min. caliper.)
- LARGE EVERGREEN TREE (6' min. ht.)
- LARGE SHADE TREE (2.0" min. caliper)
- TALL COLUMNAR DECIDUOUS TREE (2.0" caliper.)
- FLW. ACCENT TREE (2.0" cal.)
- SMALL SCREEN TREE (5 gal. min. 6' height)

- ACCENT PLANTING DROUGHT TOLERANT SHRUBS, GROUND COVER, GRASSES & PERENNIALS. LARGE BOULDER ACCENT w/ D.G. MULCH
- SMALL TO MEDIUM SHRUBS DROUGHT TOLERANT NATUALIZING w/ GRASSES, & BOULDER ACCENTS w/ COBBLE ROCK MULCH
- LARGE SHRUBS DROUGHT TOLERANT w/ COBBLE ROCK MULCH
- SEEDED REVEGATATION w/ NATIVE SHRUB, GRASSES AND WILDFLOWERS, SEE NOTE LEGEND SHEET LC1.2
- EXISTING VEGETATION TO REMAIN
- LOW SHRUBS DROUGHT TOLERANT w/ FEW PERENNIALS
- ROCK MULCH

PRELIMINARY LANDSCAPE PLAN

SCALE: 1" = 40'-0"

LANDSCAPE REQUIREMENTS IC

GROSS PARCEL AREA: 131,014 S.F.
REQUIRED LANDSCAPE 20' AT STREET FRONTAGE : 4,620 S.F.

SITE TREES REQUIRED:
1 PER 300 S.F. OF 20' SETBACK FRONTAGE LANDSCAPE LS AREA (4,620 S.F.) = 15
LARGE TREES REQUIRED (70%) = 11
TREE PLACEMENT REQUIREMENT 1/30 L.F. OF FRONTAGE (231 L.F.) = 8

LANDSCAPE REQUIREMENTS MS

GROSS PARCEL(S) AREA: 263,204 S.F.
REQUIRED LANDSCAPE 20% : 52,640 S.F.

SITE TREES REQUIRED:
1 PER 300 S.F. OF 20% LANDSCAPE LS AREA (52,640 S.F.) = 175
LARGE TREES REQUIRED (70%) = 123
TREE PLACEMENT REQUIREMENT 1/30 L.F. OF FRONTAGE (466 L.F.) = 15

SITE AREA LANDSCAPE PROVIDED:

REQUIRED LANDSCAPE (MS+IC REQ.) : 57,260 S.F.
TOTAL LANDSCAPE AREA PROVIDED: 89,717 S.F.
ORNAMENTAL LANDSCAPE PROVIDED: 41,460 S.F.
NATIVE SHRUB AREA TO REMAIN: 47,394 S.F.
REVEGETATED AREA SHRUBS AND NATIVE GRASSES: 863 S.F

SITE TREES REQUIRED:
MS + IC REQ. = 191
TOTAL TREES PROVIDED = 191
LARGE TREES REQUIRED (70%) = 134
LARGE TREES PROVIDED = 134
TREE PLACEMENT REQUIREMENT 1/30 L.F. OF FRONTAGE (PROVIDED)

TOTAL PARKING AREA: 25,936 S.F.
NO. OF PROVIDED PARKING SPACES : 87 SPACES
REQUIRED LANDSCAPE PARKING 15% MIN. OF PARKING AREA = 3,890 S.F.
PROVIDED LANDSCAPE PARKING 17% OF AREA = 4,612 S.F.
TREE PLACEMENT REQUIRED IN PARKING AREA 1/10 SPACES: 9
PARKING AREA TREES PROVIDED: 26

LANDSCAPE NOTES

ALL CONTAINER TREES, SHRUBS AND PERENNIALS SHALL HAVE TIMER CONTROLLED AUTOMATIC DRIP IRRIGATION SYSTEM.

IT IS THE INTENT TO NOT DISTURB THE OPEN SPACE AREA WHERE SHOWN TO REMAIN. ALL VEGETATION SHALL BE PROTECTED DURING CONSTRUCTION OUTSIDE THE EXTENTS OF GRADING PER CIVIL FINAL PERMIT GRADING PLAN.

MULCHES

NOT SHOWN	DECOMPOSED GRANITE: ALL PROJECT ACCENT PLANTERS
NOT SHOWN	ROCK MULCH: 4" MIN. DEPTH OF 4" MINUS FRACTURED COLOR GRAY TO TAN W/MINOR 3"-8" ACCENT AREAS IN HIGH TRAFFIC USE AREAS
NOT SHOWN	3'-4' FRACRURED BOULDERS RANDOMLY PLACED IN PROJECT ACCENT AREAS.

EXHIBIT C

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DATE:	SUBMITTAL
11/24/23	SITE PLAN REVIEW

SHEET TITLE
PRELIMINARY LANDSCAPE PLAN

SHEET
LC1.1