

LANDSCAPE REQUIREMENTS MS ZONING

GROSS DEVELOPMENT AREA: 192,704 S.F.
REQUIRED LANDSCAPE 20% : 38,540 S.F.

SITE TREES REQUIRED:
1 PER 300 S.F. OF 20% LANDSCAPE LS AREA (38,540 S.F.) = 128
TREE PLACEMENT REQUIREMENT 1/30 L.F. OF FRONTAGE (PROVIDED)
SITE SHRUBS REQUIRED:
6 SHRUBS PER 300 S.F. OF 20% LANDSCAPE AREA (52,640 S.F.) = 771 SHRUBS

SITE AREA LANDSCAPE PROVIDED:

REQUIRED LANDSCAPE : 38,540 S.F.
TOTAL LANDSCAPE AREA PROVIDED: 73,350 S.F.
ORNAMENTAL LANDSCAPE PROVIDED: 26,501 S.F.
STORM WATER TREATMENT AREA: 2,659 S.F.
DECORATIVE ROCK MULCH AREA/SWALE: 1,989 S.F.
NATIVE VEGETATION TO REMAIN: 42,201 S.F.
SITE TREES REQUIRED:
TOTAL TREES PROVIDED = 128
TREE PLACEMENT REQUIREMENT 1/30 L.F. OF FRONTAGE (PROVIDED)

TOTAL PARKING AREA: 2,352 S.F.
NO. OF PROVIDED PARKING SPACES : 11 SPACES
REQUIRED LANDSCAPE PARKING 15% MIN. OF PARKING AREA = 315 S.F.
PROVIDED LANDSCAPE PARKING 15% OF AREA = 320 S.F.
TREE PLACEMENT REQUIRED IN PARKING AREA 1/10 SPACES: 1
PARKING AREA TREES PROVIDED: 1

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.)
- MEDIUM EVERGREEN 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 NATURALIZING w/ GRASSES, & BOULDER ACCENTS w/ COBBLE ROCK MULCH
- LARGE SHRUBS DROUGHT TOLERANT w/ COBBLE ROCK MULCH
- LOW SHRUBS DROUGHT TOLERANT w/ FEW PERENNIALS
- SMALL DIA. ROCK MULCH COLOR TAN TO GRAY
- LARGE DIA. ROCK MULCH COLOR TAN TO GRAY
- EXISTING LANDSCAPE/VEGETATION TO REMAON OR NATIVE SEEDED REVEGETATION IF DISTURBED

PRELIMINARY PLANT LIST:

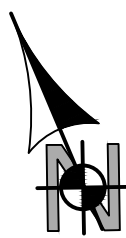
| BOTANICAL NAME | COMMON NAME | SIZE | REMARKS |
|----------------------------------|-------------------|------------------|----------------------|
| DECIDUOUS TREES | | | |
| CHILOPSIS LINEARIS | DESERT WILLOW | 24" BOX OR B&B | 2" MIN. CAL. MATCHED |
| MALUS SPECIES | CRABAPPLE | 24" BOX OR B&B | 2" MIN. CAL. MATCHED |
| CELTIS OCCIDENTALIS | HACKBERRY | 24" BOX OR B & B | 2" MIN. CAL. MATCHED |
| ZELKOVA SERRATA | JAP. ZELKOVA | 24" BOX OR B & B | 2" MIN. CAL. MATCHED |
| LIQUIDAMBAR | SWEETGUM | 24" BOX OR B&B | 2" MIN. CAL. MATCHED |
| ACER G. 'FLAME' | AMUR MAPLE | 24" BOX OR B&B | 2" MIN. CAL. MATCHED |
| EVERGREEN TREES | | | |
| JUNIPERUS. S. 'WITCHITA BLUE' | COLUMNAR JUNIPER | 24" BOX OR B & B | 6" MIN. HEIGHT |
| PINUS EDULIS | PINON PINE | 24" BOX OR B & B | 6" MIN. HEIGHT |
| JUNIPERUS. C. 'KAIZUKA' | COLUMNAR JUNIPER | 24" BOX OR B & B | 6" MIN. HEIGHT |
| CUPRESSUS ARIZONICA | ARIZONA CYPRESS | 24" BOX OR B & B | 6" MIN. HEIGHT |
| SHRUBS | | | |
| PEROVSKIA 'BLUE SPIRE' | RUSSIAN SAGE | 1 GAL. | 12" MIN. HEIGHT |
| PRUNUS BESSEYI | SAND CHERRY | 5 GAL. | 24" MIN. HEIGHT |
| RHUS A. 'GROW LOW' | GROW LOW SUMAC | 5 GAL. | 24" MIN. SPREAD |
| SANTOLINA CHAMAECYPARISSUS | LAVENDER COTTON | 5 GAL. | 18" MIN. HEIGHT |
| HESPERALOE PARVIFLORA | RED YUCCA | 5 GAL. | 24" MIN. SPREAD |
| PINUS MUGO 'SHERWOOD COMPACT' | DW. MUGO PINE | 5 GAL. | 24" MIN. SPREAD |
| RIBES AUREUM | GOLDEN CURRANT | 5 GAL. | 36" MIN. HEIGHT |
| SYMPHORICARPOS ALBUS | SNOW BERRY | 5 GAL. | 24" MIN. HEIGHT |
| RHUS TRILOBATA | SUMAC | 5 GAL. | 18" MIN. HEIGHT |
| SALIX PURPUREA 'NANA' | DW. ARCTIC WILLOW | 5 GAL. | 18" MIN. HEIGHT |
| QUERCUS GAMBLII | GAMBLE OAK | 5 GAL. | 12" MIN. SPREAD |
| ERIGONUM | BUCKWHEAT | 1 GAL. | 18" MIN. HEIGHT |
| FALLUGIA PARADOXA | APACHE PLUM | 5 GAL. | 12" MIN. HEIGHT |
| PRUNUS PERSICA | DESERT PEACH | 1 GAL. | 12" MIN. HEIGHT |
| AMELANCHIER ALNIFOLIA | SERVICEBERRY | 5 GAL. | 36" MIN. HEIGHT |
| PERENNIALS | | | |
| ACHILLEA M. 'MOONSHINE' | YARROW | 1 GAL. | 12" MIN. HEIGHT |
| COREOPSIS 'ZAGREB' | COREOPSIS | 1 GAL. | 12" MIN. HEIGHT |
| CENTRANTHUS RUBER | JUPITERS BEARD | 1 GAL. | 12" MIN. HEIGHT |
| GAURA 'PINK SISKIYOU' | GAURA | 1 GAL. | 12" MIN. HEIGHT |
| GAILLARDIA GRANDIFLORA | BLANKET FLOWER | 1 GAL. | 12" MIN. HEIGHT |
| GRASSES | | | |
| MISCANTHUS SINENSUS | MAIDENHAIR GRASS | 1 GAL. | 12" MIN. HEIGHT |
| CALAMAGROSTIS A. 'KARL FOERSTER' | FEATHEREED | 1 GAL. | 12" MIN. HEIGHT |

SEED MIX
SEED MIX TO BE SITE SPECIFIC CUSTOM BLEND OF NATIVE SHRUBS, GRASSES AND TYPICAL OF THE NORTH VALLEY AREA FINAL SEED MIX TO BE DETERMINED IN FINAL DESIGN IN CONJUNCTION WITH COMSTOCK SEED CO.

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PRELIMINARY LANDSCAPE PLAN

SCALE: 1" = 40'-0"



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DRAWN: K.H.
DESIGNED: B.H.
CHECKED/STAMPED: BARBARA HATCH RLA, ASLA

PRELIMINARY

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SHEET TITLE: PRELIMINARY LANDSCAPE PLAN

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