

PROJECT DATA

GROSS AREA	+/-105.73 ACRES
NET AREA	+/-105.73 ACRES
LOT SIZE	301 (70%)
50' x 115'	128 (30%)
60' x 120'	429 (100%)
DWELLING UNITS	
DENSITY	4.06 du/ac
OPEN SPACE (NET)	18.02 ACRES (17%)

KEYNOTES

- | | |
|----------------------------|-------------------------|
| ① PRIMARY ENTRY MONUMENT | ④ SHADED TOT LOT |
| ② SECONDARY ENTRY MONUMENT | ⑤ HALF BASKETBALL COURT |
| ③ PARK MONUMENT | ⑥ RAMADA |

PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	Acacia aneura	Mulga	24" Box
	Acacia farnesiana	Sweet Acacia	24" Box
	Acacia salicina	Willow Acacia	24" Box
	Caesalpinia aculeata	Casahuate-Smoothie	24" Box
	Chitalpa tashkentensis 'Pink Dawn'	Chitalpa	24" Box
	Fraxinus velutina 'Fan Tex'	Fan Tex Ash	24" Box
	Parkinsonia x 'Sonoran Emerald'	Sonoran Emerald Palo Verde	24" Box
	Phoenix dactylifera	Date Palm	24" Box
	Pinus edularis	Monterey Pine	24" Box
	Pistacia chinensis	Chinese Pistache	24" Box
	Quercus virginiana 'Heritage'	'Heritage' Live Oak	24" Box
	Ulmus parvifolia	Chinese Evergreen Elm	24" Box

TURF			
	Cynodon dactylon 'Tifway 419'	Tifway 419	Sod
	Shrubs and Groundcover with 3/8" Screened Decomposed Granite, 2" Depth Min., Desert Gold or Approved Equal		

- NOTE:**
- Shrubs and groundcovers planted within sight visibility triangles shall have a mature height of not more than 18 inches. Height shall be measured from the edge of pavement, and total sight shall include the height of any mounding. (EDS & PM7.2.4.B.1).
 - Trees planted within sight visibility triangle shall have a clear trunk pruned to a height of 7 feet or greater upon installation. Height shall be measured from the edge of pavement. (EDS & PM7.2.4.B.2).
 - Seven-foot minimum clearance shall be maintained around the fire hydrant from landscape material with a maturity height exceeding 6 inches per city standard details. (EDS & PMS.1.6.B.3.c)

North Park Area ①

Half Basketball Court
30' x 20' Ramada & Plaza
Shaded Tot Lot
Open Turf Play Area

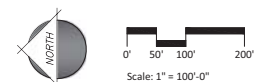
South Park Area ②

Half Basketball Court
Shaded Tot Lot
30' x 20' Ramada & Plaza
Soccer Field / Open Turf Play Area

Active Turf Area ③

Open Turf Play Area

* Active Turf Area



LEGEND

SYMBOL	ITEM
	PEDESTRIAN CIRCULATION
	NEIGHBORHOOD PARK
	ACTIVE TURF FIELDS
	FUTURE CONNECTION TO WASH

