

- DECIDUOUS/FLOWERING TREE
- DECIDUOUS/SHADE TREE
- EVERGREEN TREES
- LANDSCAPE AREA - SHRUBS AND LOW GROUNDCOVER/XERISCAPE
- ARTIFICIAL GRASS

1. ALL PLANTING AND IRRIGATION SHALL BE INSTALLED PER LOCAL GOVERNING CODES.
2. TREES
 - DECIDUOUS TREES SHALL HAVE A MINIMUM CALIPER OF 2 INCHES W/ A 5 FOOT SPREAD.
 - EVERGREEN TREES SHALL HAVE A MINIMUM HEIGHT OF 6 FEET.
 - ADDITIONAL TREES, BEYOND THOSE REQUIRED BY CODE, MAY BE REDUCED IN SIZE AT INSTALLATION.
3. ALL PLANT MATERIAL SHALL BE APPROVED SPECIES LISTED ON THE DOUGLAS COUNTY APPROVED TREE, SHRUB AND GROUNDCOVER SPECIES LIST. FINAL PLANT SELECTION AND LAYOUT WILL BE BASED ON SOUND HORTICULTURAL PRACTICES RELATING TO MICRO-CLIMATE, SOIL, AND WATER REGIMES. ALL TREES WILL BE STAKED SO AS TO REMAIN UPRIGHT AND PLUMB FOLLOWING INSTALLATION. PLANT SIZE AND QUALITY AT TIME OF PLANTING WILL BE PER THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-1990).
4. ALL SHRUB BEDS WILL RECEIVE 4" DEPTH MULCH WITH WEED CONTROL.
5. ALL LANDSCAPING WILL BE AUTOMATICALLY IRRIGATED. CONTAINER PLANTINGS WILL BE DRIP IRRIGATED BASED ON THE SPECIFIC HORTICULTURAL REQUIREMENTS OF EACH SPECIES. A REDUCED-PRESSURE-TYPE BACKFLOW PREVENTOR WILL BE PROVIDED ON THE IRRIGATION SYSTEM AS REQUIRED PER CODE.
6. PLAN IS CONCEPTUAL. PLANT QUANTITIES INDICATED ARE PER DOUGLAS COUNTY CODE REQUIREMENTS. PLANT LOCATIONS, FINAL SPECIES SELECTION, AND SIZE AT PLANTING SHALL BE DETERMINED DURING DEVELOPMENT OF THE FINAL CONSTRUCTION DOCUMENTS.

SITE AREA = 189,486 +/- SQ FT (4.35 +/- ACRES)

ZONING: GC (GENERAL COMMERCIAL) - C (COMMERCIAL PER MASTER PLAN)
APN: 1220-10-610-014 ADDRESS:

PAVED/IMPERVIOUS SITE AREA = 63,333 +/- SQ FT

- (INCLUDES PAVEMENT AND VALLEY GUTTERS)

REQUIRED LANDSCAPE AREA = 9,500 SQ FT

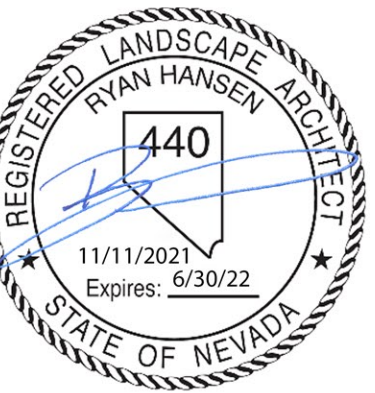
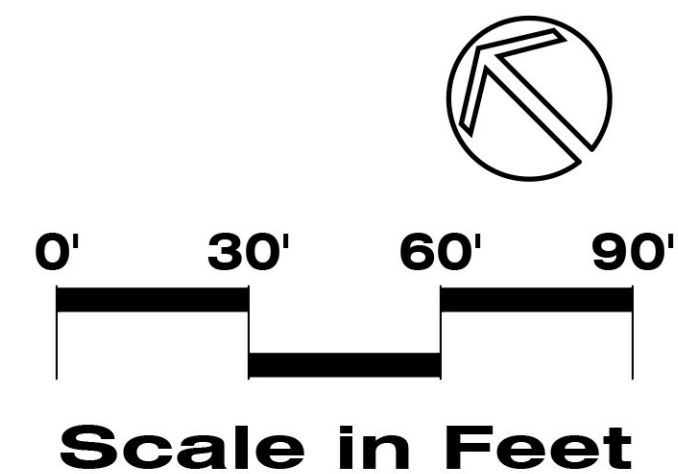
- (15% OF PAVED AREA)

PROVIDED LANDSCAPE AREA = 9,500 SQ FT MIN.

TREES REQUIRED = 39

- 1 TREE PER 400 SQ FT OF REQUIRED LANDSCAPE AREA = 24
- 1 TREE PER 8 PARKING SPACES (120 SPACES PROVIDED) = 15 INCLUDES
- 1 TREE PER 40 LN FT OF STREET FRONTAGE

TREES PROVIDED = 39 MIN.



No.	Revision Date
LA No:	836-SO1-09-21
Designed:	RNH
Drawn:	DRJ
Checked:	RNH
Date:	11/1/2021