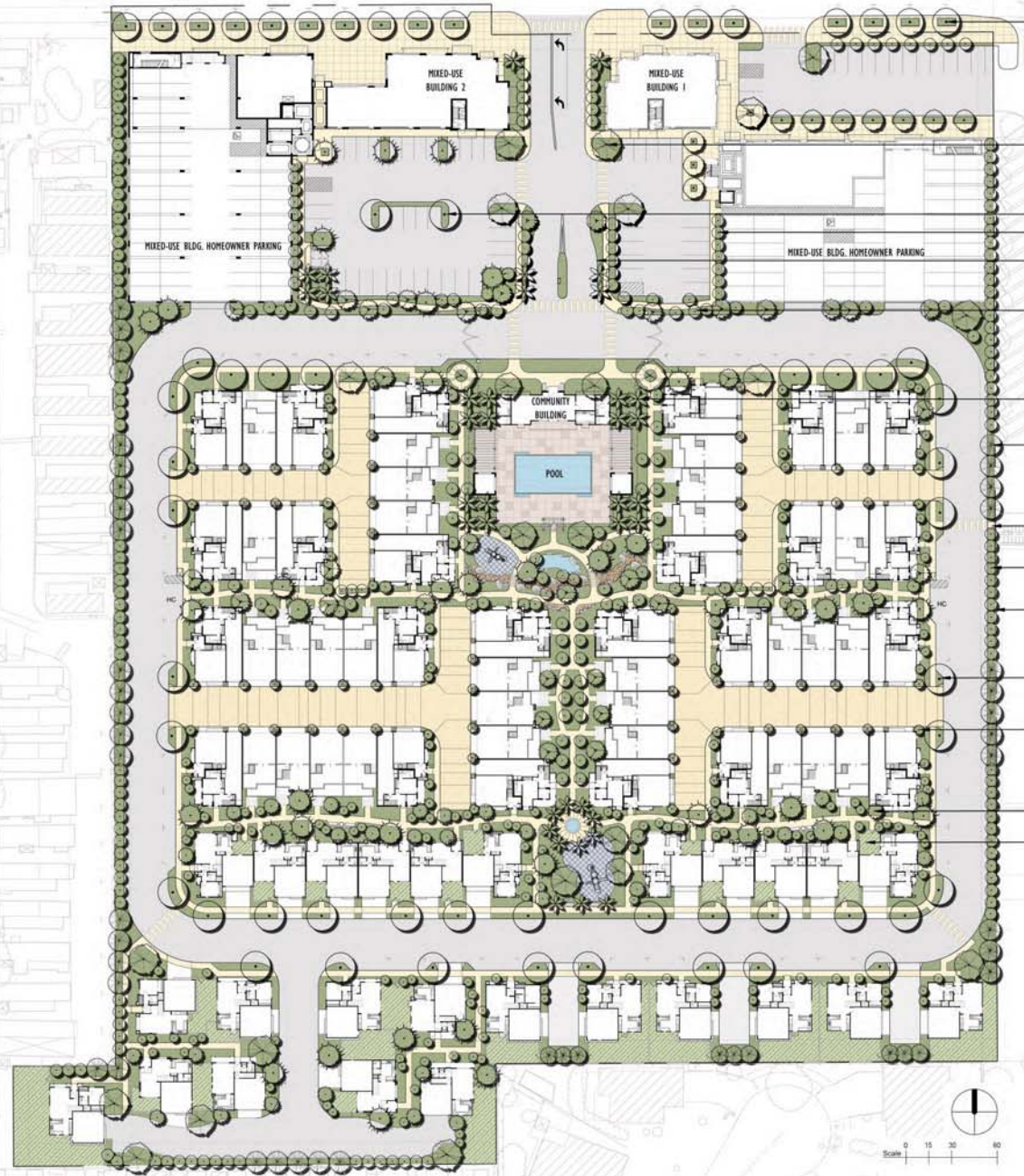


NOTE: PLANTS SHALL BE SELECTED FROM THE FOLLOWING LIST. ALL PLANTS LISTED MAY NOT BE SPECIFIED.

SYMBOL	BOTANICAL NAME	COMMON NAME	REMARKS (HEIGHT X WIDTH X MATURITY)	QUANTITY (TOTAL)
CARSON ST. STREET TREES	COEUREBATA SPINATA	CHERRY PLANE TREE	PER THE CARSON MIXED USE DISTRICT MASTER PLAN	M
	PLATANUS ACERIFOLIA COLUMBIA	LONDON PLANE TREE	PER THE CARSON MIXED USE DISTRICT MASTER PLAN	M
ENTRY ROAD TREES	FRAXINUS	AMERICAN BIRCH	18' BOX 1' DIA X 10'	L
	FRAXINUS	AMERICAN BIRCH	18' BOX 1' DIA X 10'	L
ENTRY ROAD ACCENT TREES	LAGERSTRÖMIA SPECIOSA	ORANGE BIRCH	18' BOX STANDARD 18' X 18' X 18'	M
	LAGERSTRÖMIA SPECIOSA	ORANGE BIRCH	18' BOX STANDARD 18' X 18' X 18'	M
ENTRY ROAD SCREEN TREES	LAGERSTRÖMIA SPECIOSA	ORANGE BIRCH	18' BOX STANDARD 18' X 18' X 18'	M
	LAGERSTRÖMIA SPECIOSA	ORANGE BIRCH	18' BOX STANDARD 18' X 18' X 18'	M
PARKING LOT TREES	LAGERSTRÖMIA SPECIOSA	ORANGE BIRCH	18' BOX STANDARD 18' X 18' X 18'	M
	LAGERSTRÖMIA SPECIOSA	ORANGE BIRCH	18' BOX STANDARD 18' X 18' X 18'	M
PARKING STRUCTURE ALLEE TREES	LAGERSTRÖMIA SPECIOSA	ORANGE BIRCH	18' BOX STANDARD 18' X 18' X 18'	M
	LAGERSTRÖMIA SPECIOSA	ORANGE BIRCH	18' BOX STANDARD 18' X 18' X 18'	M
MEANDERING SIDEWALK TREES	LAGERSTRÖMIA SPECIOSA	ORANGE BIRCH	18' BOX STANDARD 18' X 18' X 18'	M
	LAGERSTRÖMIA SPECIOSA	ORANGE BIRCH	18' BOX STANDARD 18' X 18' X 18'	M
LOOP ROAD STREET TREES	LAGERSTRÖMIA SPECIOSA	ORANGE BIRCH	18' BOX STANDARD 18' X 18' X 18'	M
	LAGERSTRÖMIA SPECIOSA	ORANGE BIRCH	18' BOX STANDARD 18' X 18' X 18'	M
PERIMETER ACCENT TREES	LAGERSTRÖMIA SPECIOSA	ORANGE BIRCH	18' BOX STANDARD 18' X 18' X 18'	M
	LAGERSTRÖMIA SPECIOSA	ORANGE BIRCH	18' BOX STANDARD 18' X 18' X 18'	M
PERIMETER SCREEN TREES	LAGERSTRÖMIA SPECIOSA	ORANGE BIRCH	18' BOX STANDARD 18' X 18' X 18'	M
	LAGERSTRÖMIA SPECIOSA	ORANGE BIRCH	18' BOX STANDARD 18' X 18' X 18'	M
PASSED & OPEN SPACE TREES	LAGERSTRÖMIA SPECIOSA	ORANGE BIRCH	18' BOX STANDARD 18' X 18' X 18'	M
	LAGERSTRÖMIA SPECIOSA	ORANGE BIRCH	18' BOX STANDARD 18' X 18' X 18'	M
DRIVEWAY ACCENT TREES	LAGERSTRÖMIA SPECIOSA	ORANGE BIRCH	18' BOX STANDARD 18' X 18' X 18'	M
	LAGERSTRÖMIA SPECIOSA	ORANGE BIRCH	18' BOX STANDARD 18' X 18' X 18'	M



- CARSON ST. STREET TREES
- ENTRY ROAD ACCENT TREES
- PARKING LOT TREES
- PARKING STRUCTURE ALLEE
- ENTRY ROAD SCREEN TREES
- MEANDERING SIDEWALK TREES
- THESE PALM TREES
- PERIMETER ACCENT TREES
- PERIMETER SCREEN TREES
- PERIMETER BLOCK WALL ON ALL SIDES
- LOOP ROAD STREET TREES
- DRIVEWAY ACCENT TREES
- PASSED & OPEN SPACE TREES
- PRIVATE TARD (TYPICAL)  
ALL PRIVATE TARDS EXCEED 150 S.F.

PROPOSED COMMON LANDSCAPE AREAS	
MIXED USE ZONE	6,844 SQ. FT.
TOWN HOME ZONE	8,675 SQ. FT.
SINGLE-FAMILY UNIT ZONE	13,138 SQ. FT.
<b>TOTAL:</b>	<b>28,657 SQ. FT.</b>

NOTE: EXISTING LANDSCAPING CONSISTS OF LIMITED TREES ALONG CARSON STREET WHICH ARE IDENTIFIED ON CIVIL ENGINEER'S PLANS.

- GENERAL NOTES:**
1. ALL LANDSCAPE AREAS WILL BE IRRIGATED BY A 100% FULLY AUTOMATIC IRRIGATION SYSTEM. IN ACCORDANCE WITH THE WATER EFFICIENT LANDSCAPE ORDINANCE OF THE CITY OF CARSON.
  2. STREET TREES ON CARSON STREET SHALL BE PER THE CARSON MIXED-USE DISTRICT MASTER PLAN.
  3. BICYCLE PARKING SHALL BE PROVIDED FOR 5% OF TOTAL PARKING SPACES (MINIMUM 4 BICYCLES).
  4. ONE (1) SPOT TREE SHALL BE PROVIDED FOR EACH 4 UNITS; 150 UNITS (MINIMUM 38 SPOTS).
  5. ALL PRIVATE YARDS EXCEED 150 S.F.

**WATER CONSERVATION STATEMENT:**

ALL LANDSCAPE WILL BE SPECIFIED, PLANTED & IRRIGATED ACCORDING TO XERISCAPE DESIGN PRINCIPLES WHICH INCLUDE: THE PRECEDENT USE OF DROUGHT TOLERANT PLANT MATERIALS, THE PRACTICE OF PRECIPITATION OR GROUNDING PLANTS WITH SIMILAR WATER REQUIREMENTS TOGETHER WITH WINDING TOWER ARRANGEMENTS, THE EFFICIENT APPLICATION OF WATER BY USING MATCHED PRECIPITATION HATCH, DRIP IRL, SEPARATE VALVES FOR TURF AND GROUND COVER AREAS AND SOAK SHUT OFF DEVICES.

616 EAST CARSON STREET

CONCEPTUAL LANDSCAPE PLAN

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