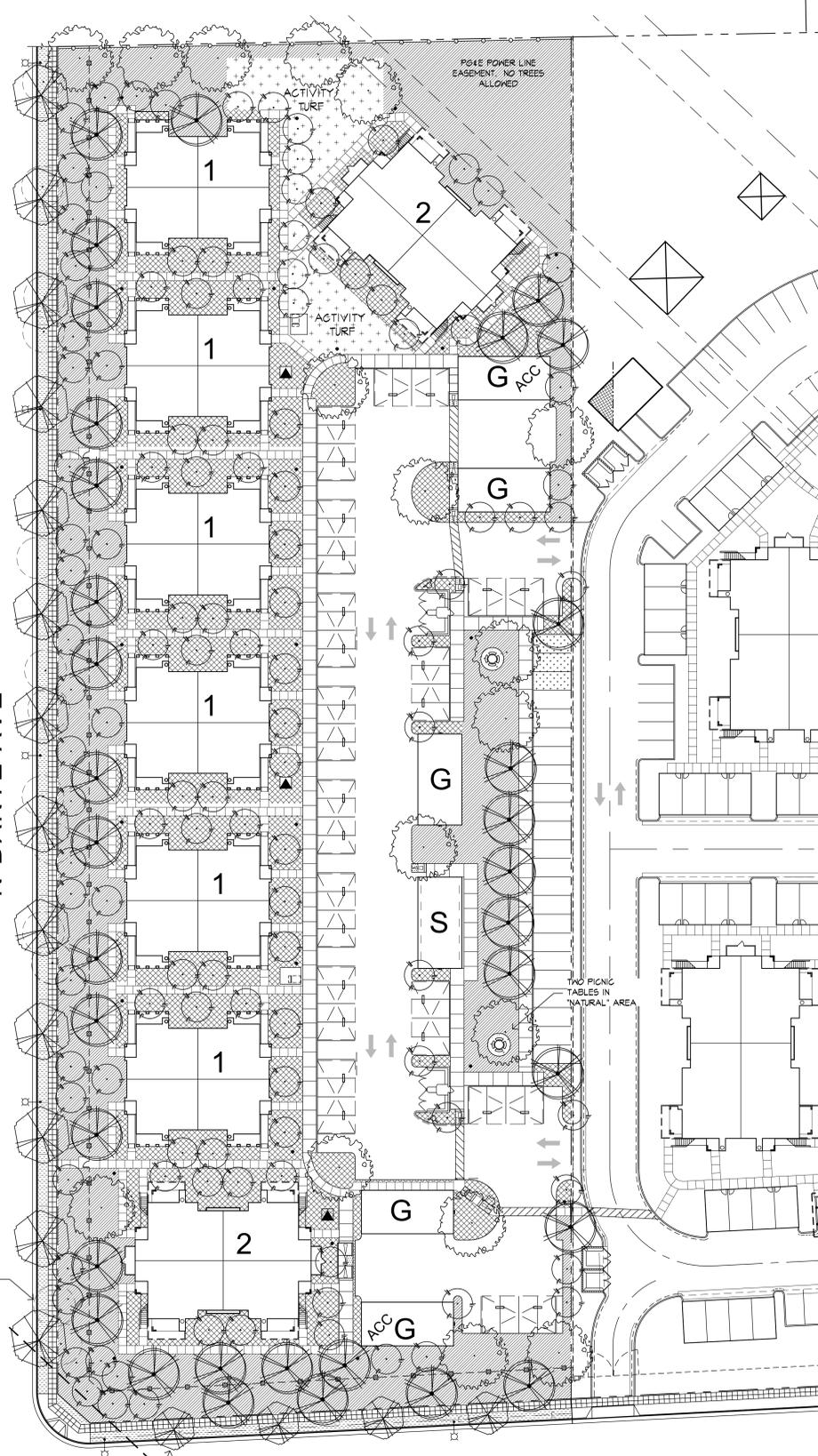


N DANTE AVE



W BULLARD AVE

EXISTING TREES, REMOVAL ANTICIPATED BUT EVALUATION TO BE CONDUCTED DURING DESIGN, TYP OF II

POWER LINES TO BE UNDERGROUND. STREET TREES MODERATE SIZE

**PLANT LEGEND**

- STREET TREES FROM CITY OF FRESNO STREET TREE LIST AS DIRECTED BY CITY OF FRESNO, 15 GAL
- LARGE ON-SITE TREE (30' + DIAMETER) SUCH AS: CHINESE PISTACHE, OAK SPP., ELM, GINKGO - 15 GAL & 24" BOX
- MEDIUM ON-SITE TREE (25' DIAMETER) SUCH AS: GOLDEN RAIN TREE, PEAR SPP., AUSTRALIAN WILLOW, AFRICAN SUMAC - 15 GAL & 24" BOX
- SMALL ON-SITE TREE (12'-15' DIAMETER) SUCH AS: GRAPE MYRTLE CV., PURPLE LEAF PLUM, ARBUTUS 'MARINA', REDBUD, PHOENIX MESQUITE, ITALIAN CYPRESS - 15 GAL

**SHRUBS AND GROUND COVERS**

- MIXED SHRUBS WITH WUCOLS 'LOW' WATER USE  
SUCH AS: RHAPHIOLEPIS SP., ACHILLEA SP., ERYOPTY VERDIS, CALLISTEMON 'LITTLE JOHN', BERBERIS SP., NERIUM 'PETITE RED', HETEROMELES ARBUTIFOLIA, LEUCOPHYLLUM SP., 'LITTLE OLLIE' OLIVE, MUELENBERGIA SP., PYRACANTHA SP.
- MEDITERRANEAN AND NATIVE SHRUBS, WUCOLS 'MEDIUM' AND MIXED ZONES OF 'MEDIUM' AND 'LOW' WATER USE PLANTS  
SUCH AS: HESPERALOE SP., RHAPHIOLEPIS SP., DIETES IRRILOIDES, NANDINA SP., SALVIA SP.
- AND ACCENT SHRUBS SUCH AS: LAVENDAR SP., ICEBERG ROSES, FLOWER CARPET ROSES, NANDINA SP., HEMEROCALLIS SP., ORNAMENTAL GRASSES
- AND GROUND COVERS SUCH AS: PROSTRATE TEUCRIUM, TRAILING ROSEMARY, TRACHELOSPERMUM SP., GROUND COVER JUNIFERS
- RECREATION TURF - BERMUDA FROM SOD

**NOTES**

**CITY OF FRESNO NOTES:**  
TREES SHALL BE MAINTAINED IN GOOD HEALTH, HOWEVER, TREES MAY NOT BE TRIMMED OR PRUNED TO REDUCE THE NATURAL HEIGHT OR OVERALL CROWN OF THE TREE, EXCEPT AS NECESSARY FOR THE TREE AND PUBLIC SAFETY, OR AS MAY OTHERWISE BE APPROVED BY THE DEVELOPMENT DEPARTMENT.

LANDSCAPING MUST BE IN PLACE BEFORE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. A HOLD ON OCCUPANCY SHALL BE PLACED ON THE PROPOSED DEVELOPMENT UNTIL SUCH TIME THAT LANDSCAPING HAS BEEN APPROVED AND VERIFIED FOR PROPER INSTALLATION BY THE PLANNING DIVISION.

PRIOR TO FINAL INSPECTION, A WRITTEN CERTIFICATION, SIGNED BY A LANDSCAPE PROFESSIONAL, APPROVED BY THE DIRECTOR, SHALL BE SUBMITTED STATING THAT THE REQUIRED LANDSCAPING AND IRRIGATION SYSTEM HAS BEEN INSTALLED IN ACCORDANCE WITH THE LANDSCAPING AND IRRIGATION PLANS APPROVED BY THE DEVELOPMENT SERVICES DIVISION, DEVELOPMENT DEPT.

NO STRUCTURES OF ANY KIND MAY BE INSTALLED OR MAINTAINED WITHIN THE LANDSCAPED AREAS. NO EXPOSED UTILITY BOXES, TRANSFORMERS, METERS, PIPING, (EXCEPTING THE BACKFLOW PREVENTION DEVICE) ETC., ARE ALLOWED TO BE LOCATED IN THE LANDSCAPE AREAS OR SETBACKS OR ON THE STREET FRONTS OF THE BUILDINGS. ALL TRANSFORMERS SHALL BE SHOWN ON THE PLAN. THE BACKFLOW DEVICE SHALL BE SCREENED BY LANDSCAPING OR SUCH OTHER MEANS AS MAY BE APPROVED.

**ADDITIONAL NOTES:**  
FINAL LOCATIONS OF TREES AND FINAL TREE COUNT TO BE ADJUSTED AFTER FINAL DESIGN OF UNDERGROUND UTILITIES, SITE AND STREET LIGHTING, TRANSFORMER LOCATIONS, ETC.

PROJECT PLANS WILL COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE (GCR § 410-415) JULY 4, 2015, APPLICABLE CITY OF FRESNO MUNICIPAL CODE SECTIONS INCLUDING ARTICLE 24 OF THE DEVELOPMENT CODE.

**CALCULATIONS**

**PARKING LOT SHADE CALCULATION:**  
TOTAL SF OF PARKING AND DRIVEWAYS: 32,314 SF  
LESS AREA UNDER GARPORTS (8,820 SF)  
AREA TO BE SHADED 23,494 SF

SHADE FROM TREES ADJACENT TO PARKING AREAS/DRIVEWAYS:  
(PERIMETER TREES COUNTED AT 100%, TREES BETWEEN GARPORTS COUNTED, TREES BEHIND GARPORTS NOT COUNTED)

LARGE (462 SF): 4 = 8,658 SF  
MEDIUM (107 SF): 6 = 4,242 SF  
SMALL (314 SF): 16 = 5,024 SF

TOTAL SHADE FROM TREES 17,924 SF  
PERCENT SHADE: 76.24%  
PROJECT MEETS THE SHADE REQUIREMENT

**TOTAL ONSITE TREE COUNT:**  
TOTAL NUMBER OF UNITS ON SITE: 64 UNITS  
TOTAL NUMBER OF REQUIRED PARKING SPACES ON SITE: 46 SPACES  
REQUIRED TREES AT 1/UNIT + 1/2 SPACES 112 TREES

TOTAL NUMBER OF MEDIUM AND LARGE TREES, ONSITE: 51  
TOTAL NUMBER OF MEDIUM TREE EQUIVALENTS, ONSITE: 62  
TOTAL TREES 113  
PROJECT IS IN COMPLIANCE WITH TREE REQUIREMENT

**STREET TREES**

TOTAL LF FRONTAGE, BULLARD AVE 230 LF  
NUMBER OF STREET TREES 4  
AVERAGE SPACING 57.5'

TOTAL LF FRONTAGE, DANTE AVE 649 LF  
NUMBER OF STREET TREES 13  
AVERAGE SPACING 50.0'

**LANDSCAPE QUANTITIES**

TOTAL ON-SITE LANDSCAPE AREA 69,766 SF

ON-SITE TURF FOR RECREATION 4,828 SF (7.0%)

ON-SITE NON-TURF LANDSCAPE AREA 63,887 SF

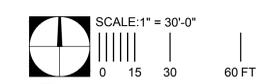
OFFSITE FRONTAGE SHRUBS AND GROUND COVERS: 4,453 SF

ADDITIONAL STRATEGIES FOR WATER CONSERVATION ANTICIPATED:

- MICRO IRRIGATION OF ALL SHRUBS AND TREES
- RAIN GAUGE FOR AUTOMATIC SHUT OFF OF IRRIGATION SYSTEM DURING PERIODS OF RAIN
- SOIL MOISTURE SENSOR TO ACTIVATE/DEACTIVATE IRRIGATION VALVES

**PRELIMINARY MWELO CALCULATION:**

ETIW = 893,940 GAL/YR  
MAHA = 1,344,681 GAL/YR (at 55% allowance)  
PRELIMINARY CALCULATION MEETS THE REQUIREMENTS OF MWELO



**Sierra Designs, Inc**  
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Tel: 559.733.9000  
SDI Project No. 19-014  
4.25.2019

**SIMPRK**  
7780 N. PALM AVE - FRESNO, CALIFORNIA 93711  
1559.448.8400 · F559.448.8487 · www.simprk.com

REGISTERED ARCHITECT  
C 15885  
9-30-19  
STATE OF CALIFORNIA

**THE ORCHARDS APARTMENTS - PHASE 2**  
PHASE 2 IS LOCATED ON NEC OF DANTE AVE & BULLARD AVE  
XXXX W. BULLARD AVE, FRESNO CA, 93722

No.	DATE	DESCRIPTION	No.	DATE	DESCRIPTION	REVISION
0	04.29.19	PLANNING SUBMITTAL				

**CONCEPTUAL LANDSCAPE PLAN**

PROJECT ARCHITECT: **JOHN SMITH** PROJECT NUMBER: **18-52.1** SHEET NUMBER: **L1.0**

DRAWN BY: SCALE: DATE: 04.29.19