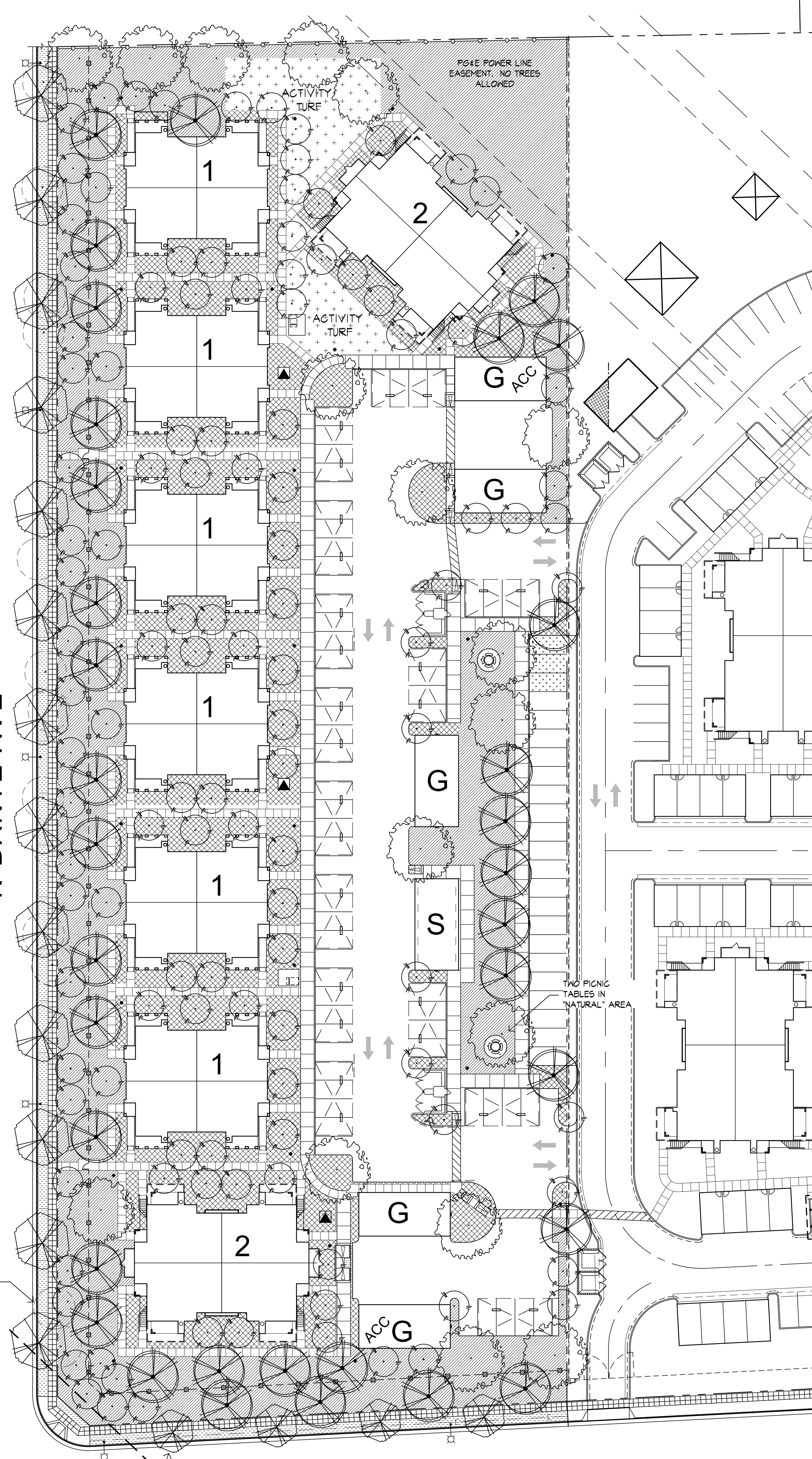






N DANTE AVE

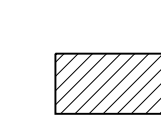
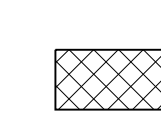
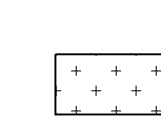


W BULLARD AVE

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.
BURYOPT VERDIS CALLISTEMON 'LITTLE JOHN'
BERBERIS SP. NERIUM 'PETITE RED'
HETEROMELES ARBUTIFOLIA
'LITTLE OLLIE' OLIVE LEUCOPHYLLUM SP
PYRACANTHA SP. MULLENBERGIA 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, LESS AREA UNDER GARPORTS	32,314 SF (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'

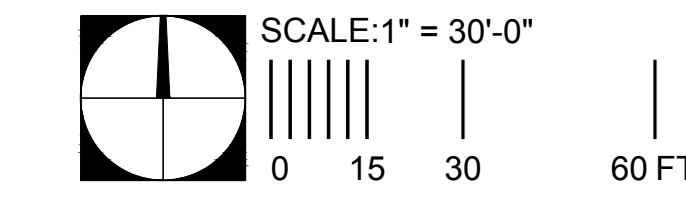
LANDSCAPE QUANTITIES

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:

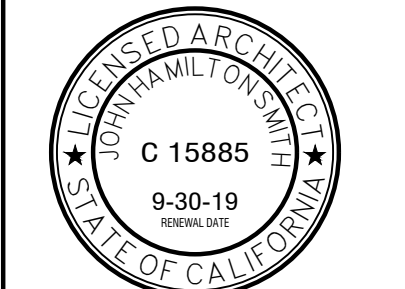
ETWU = 893,940 GAL/YR
MAWA = 1,344,681 GAL/YR (at 55% allowance)
PRELIMINARY CALCULATION MEETS THE REQUIREMENTS OF MWELO



Sierra Designs, Inc
113 N. Church Street, Suite 310
Visalia, California 93291
Tel: 559.733.3000
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



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

No.	DATE	DESCRIPTION	No.	DATE	DESCRIPTION	REVISION
01	04.29.19	PLANNING SUBMITTAL				

CONCEPTUAL LANDSCAPE PLAN

PROJECT ARCHITECT	PROJECT NUMBER	SHEET NUMBER
JOHN SMITH	18-52.1	L1.0
DRAWN BY	SCALE	
CHECKED BY	DATE	
	04.29.19	