

**DESERT ROCK DEVELOPMENT  
COACHELLA RESEARCH PARK**

HARRISON STREET  
COACHELLA, CALIFORNIA  
(PARCEL 2)



**PLANTING LEGEND**

TREES	SYMBOL		TREE NAME	QTY.	WUCOLS
			NEW ACCENT PALM AT MAIN ENTRY DRIVE PHOENIX DACTYLIFERA, DATE PALM 18" BTH	15	M
			LARGE FLOWERING ACCENT TREE AT MAIN ENTRY DRIVE LAGERSTROEMIA INDICA, CRAPE MYRTLE 36" BOX SIZE. MULTI-TRUNK.	5	M
			EVERGREEN SCREEN TREE PINUS ELGARICA, MONDELL PINE 24" BOX SIZE.	20	M
			EVERGREEN SCREEN TREE BRACHYCHITON POPULNEUS, BOTTLE TREE 24" BOX SIZE.	16	M
			PARKING LOT SHADE TREE PROSOPIS CHILENSIS, CHILEAN MESQUITE 24" BOX SIZE.	61	L
			PARKING LOT SHADE TREE PARKINSONIA HYBRID 'DESERT MUSEUM', PALO VERDE 36" BOX SIZE. MULTI-TRUNK.	64	L
			SECONDARY PARKING LOT TREE TRISTANIA CONFERTA, BRISBANE BOX 15 GAL. SIZE.	36	M
			VERTICAL TREE ALONG BUILDING ACACIA STENOPHYLLA, SHOESTRING ACACIA 15 GAL. SIZE.	92	L
			PROPERTY LINE TREE SUCH AS GEJERA PARVIFOLIA, AUSTRALIAN WILLOW 24" BOX SIZE.	66	M
			NARROW VERTICAL TREE AGAINST BUILDING CUPRESSUS 'TINY TOWER', ITALIAN CYPRESS 24" BOX SIZE.	62	L
			OPEN SPACE AREA ACENT TREE CEPIDIUM FLORIDUM, BLUE PALO VERDE 24" BOX SIZE.	18	L
			DROUGHT TOLERANT SHADE TREE ACACIA SMALLII, SWEET ACACIA 24" BOX SIZE.	10	L

GROUND COVER/SHRUB MASS NAME	WUCOLS
ACACIA REDOLENS 'PROSTRATA', PROSTRATE ACACIA 1 GAL. SIZE @ 30" O.C.	L
LANTANA MONTEVIDENSIS, TRAILING LANTANA 1 GAL. SIZE @ 36" O.C.	L
ROSMARINUS O. 'PROSTRATUS', PROSTRATE ROSEMARY 1 GAL. SIZE @ 30" O.C.	M
SALVIA GREGGII, AUTUMN SAGE 1 GAL. SIZE @ 36" O.C.	M
MUHLENBERGIA RIGENS, DEER GRASS 1 GAL. SIZE @ 42" O.C.	M
SALVIA LEUCANTHA, MEXICAN BUSH SAGE 1 GAL. SIZE @ 36" O.C.	L
SALVIA CLEVELANDII, CLEVELAND SAGE 5 GAL. SIZE @ 48" O.C.	L
MYOPORUM PARVIFOLIUM, MYOPORUM 1 GAL. SIZE @ 24" O.C.	M
TYP. EROSION CONTROL DROUGHT TOLERANT BANK PLANTING SUCH AS BACCHARIS MIXED WITH ASSORTED GRASSES.	M
COBBLESTONE AT BOTTOM OF BASIN	M
DETENTION BASIN BOTTOM SHALL RECEIVE A HYDROSEED MIX CONSISTING OF THE FOLLOWING: <ul style="list-style-type: none"> <li>ACHILLEA MILLEFOLIUM 1.0 LBS/ ACRE</li> <li>ESCHSCHOLZIA CAESPITOSA 1.0 LBS/ ACRE</li> <li>JUNCUS BUFONIUS 1.0 LBS/ ACRE</li> <li>LEYMUS TRITICOIDESRIO 6.0 LBS/ ACRE</li> <li>DESCHAMIA DESPITOSA 4.0 LBS/ ACRE</li> <li>FESTUCA RUBRA 'MOLATE' 10.0 LBS/ ACRE</li> <li>HORDEUM BRACHYANTHERUM 6.0 LBS/ ACRE</li> <li>MUHLENBERGIA RIGENS 1.0 LBS/ ACRE</li> <li>MUHLENBERGIA MICROSPERMA 3.0 LBS/ ACRE</li> <li>HORDEUM DEPRESSUM 3.0 LBS/ ACRE</li> </ul>	M

SHRUB NAME	WUCOLS
BUXUS MICROPHYLLA VAR. JAPONICA, JAPANESE BOXWOOD 5 GAL. SIZE.	M
CALLISTEMON VIMINALIS 'LITTLE JOHN', DWARF BOTTLEBRUSH 5 GAL. SIZE.	M
DODONAEA VISCOSA, HOP BUSH 5 GAL. SIZE.	M
JUSTICIA BRANDEGEANA, SHRIMP PLANT 5 GAL. SIZE.	M
LEUCOPHYLLUM FRUTESCENS, TEXAS RANGER 5 GAL. SIZE.	L
PHOTINIA X FRASERI, PHOTINIA 5 GAL. SIZE.	M
PEROVSKIA ATRIPLICIFOLIA, RUSSIAN SAGE 5 GAL. SIZE.	L

- ASSORTED DROUGHT TOLERANT SUCCULENTS AND SHRUBS
- ACCENT BOULDERS

**GENERAL NOTES:**

- SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH EROSION CONTROL GROUND COVER PER LEGEND, AND MULCH MATERIAL WITH 'BINDER' MATERIAL SHALL BE APPLIED FOR EROSION CONTROL.
- ROCK RIP-RAP MATERIAL SHALL BE INSTALLED WHERE DRAIN LINES CONNECT TO INFILTRATION AREAS.
- ALL UTILITY EQUIPMENT SUCH AS BACKFLOW UNITS, TRANSFORMERS, FIRE DETECTOR CHECKS AND FIRE CHECK VALVES WILL BE SCREENED WITH EVERGREEN PLANT MATERIAL ONCE FINAL LOCATIONS HAVE BEEN DETERMINED.

**CONCEPTUAL PLAN NOTE:**

THIS IS A CONCEPTUAL LANDSCAPE PLAN. IT IS BASED ON PRELIMINARY INFORMATION WHICH IS NOT FULLY VERIFIED AND MAY BE INCOMPLETE. IT IS MEANT AS A COMPARATIVE AID IN EXAMINING ALTERNATE DEVELOPMENT STRATEGIES AND ANY QUANTITIES INDICATED ARE SUBJECT TO REVISION AS MORE RELIABLE INFORMATION BECOMES AVAILABLE.

**IRRIGATION NOTE:**

THE PROJECT WILL BE EQUIPPED WITH A LOW FLOW IRRIGATION SYSTEM CONSISTING OF ET WEATHER BASED SMART CONTROLLER, LOW FLOW ROTORS, BUBBLER AND/ OR DRIP SYSTEMS USED THROUGHOUT. THE IRRIGATION WATER EFFICIENCY WILL MEET OR SURPASS THE CURRENT STATE MANDATED AB-1881 WATER ORDINANCE.

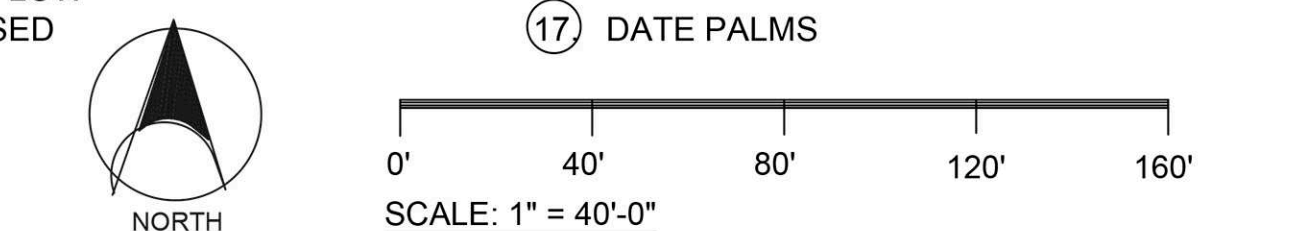
**WUCOLS PLANT FACTOR**

THIS PROJECT IS LOCATED IN 'WUCOLS' REGION '6-LOW DESERT'.

H = HIGH WATER NEEDS  
M = MODERATE WATER NEEDS  
L = LOW WATER NEEDS  
VL = VERY LOW WATER NEEDS

**DESIGN KEY NOTES:**

- HEAVY SCREEN PLANTING ALONG HARRISON STREET
- TYP. BIO-DETENTION BASIN PER CIVIL'S PLANS. POSSIBLE COBBLESTONE TREATMENT WITH NATURAL GRASSES ALONG BOTTOM.
- TYP. PARKING LOT CANOPY SHADE TREE PER LEGEND.
- TYP. FOCAL PARKING LOT TREE PER LEGEND.
- TYP. VERTICAL TREE ALONG BUILDING PER LEGEND.
- TYP. PROPERTY LINE TREE PER LEGEND.
- ASSORTED PALMS WITH FLOWERING TREES AT PROJECT ENTRY.
- CONTINUOUS SCREEN SHRUBS ALONG STREET FRONTAGE.
- ASSORTED FOUNDATION SHRUB PLANTING PER LEGEND.
- TYP. CONC. ENTRY WALKWAYS PER ARCH. PLANS.
- TYP. SITE UTILITIES SUCH AS ELECTRICAL TRANSFORMERS, GENERATORS, ETC. (TO BE CONFIRMED)
- LARGER SEATING PATIO WITH ARBOR SHADE STRUCTURE AND BENCH SEATING.
- POSSIBLE INDIVIDUAL SEATING POCKETS WITH TABLE & SHADE STRUCTURE
- D.G. WITH NATURAL BOULDERS WITH ASSORTED SUCCULENT PLANTING
- PROPOSED MEANDERING COMPACTED D.G. PATHWAYS.
- ASSORTED SPECIMEN DESERT CANOPY/SHADE TREES.
- DATE PALMS



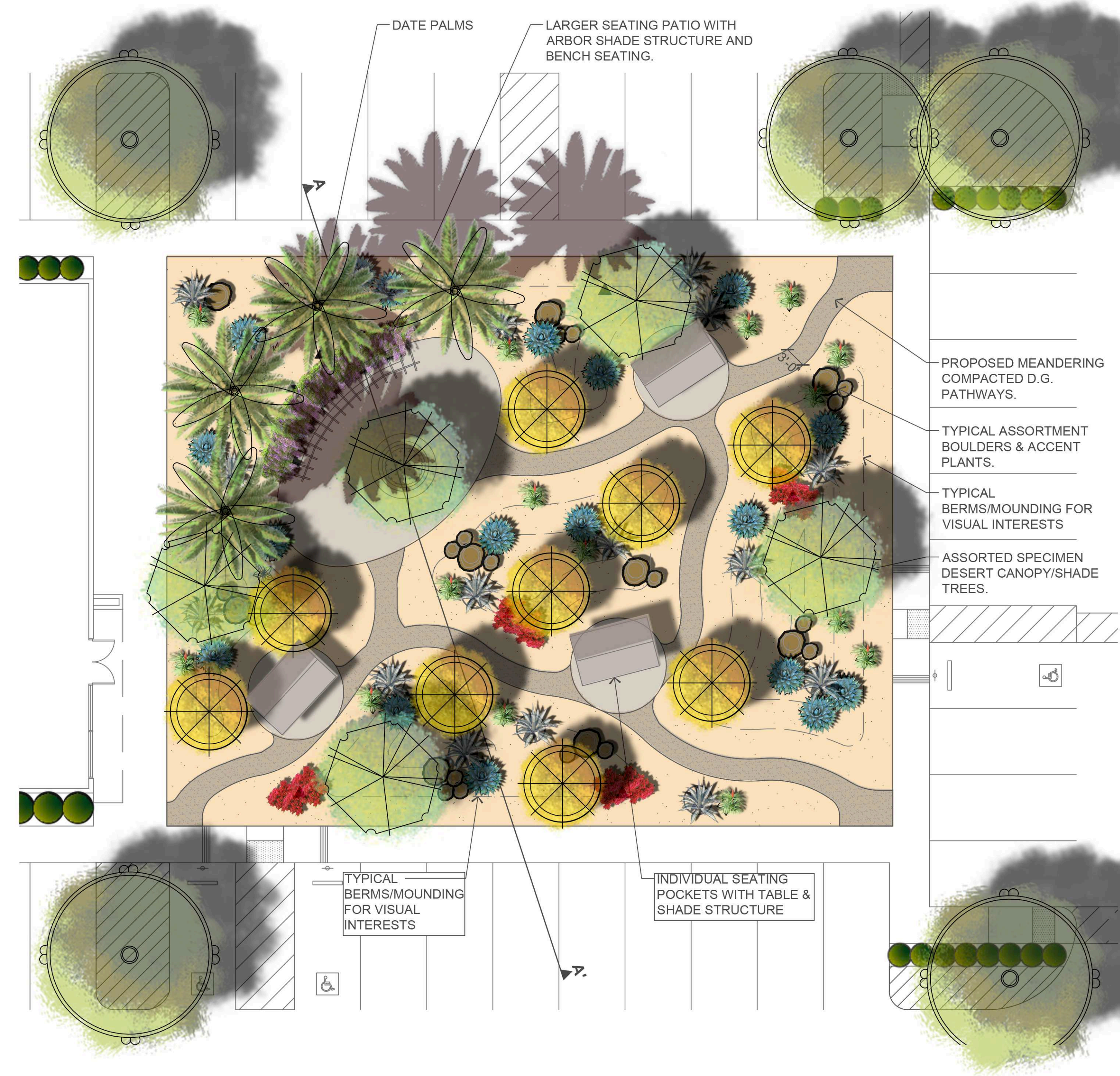
REVISIONS:  
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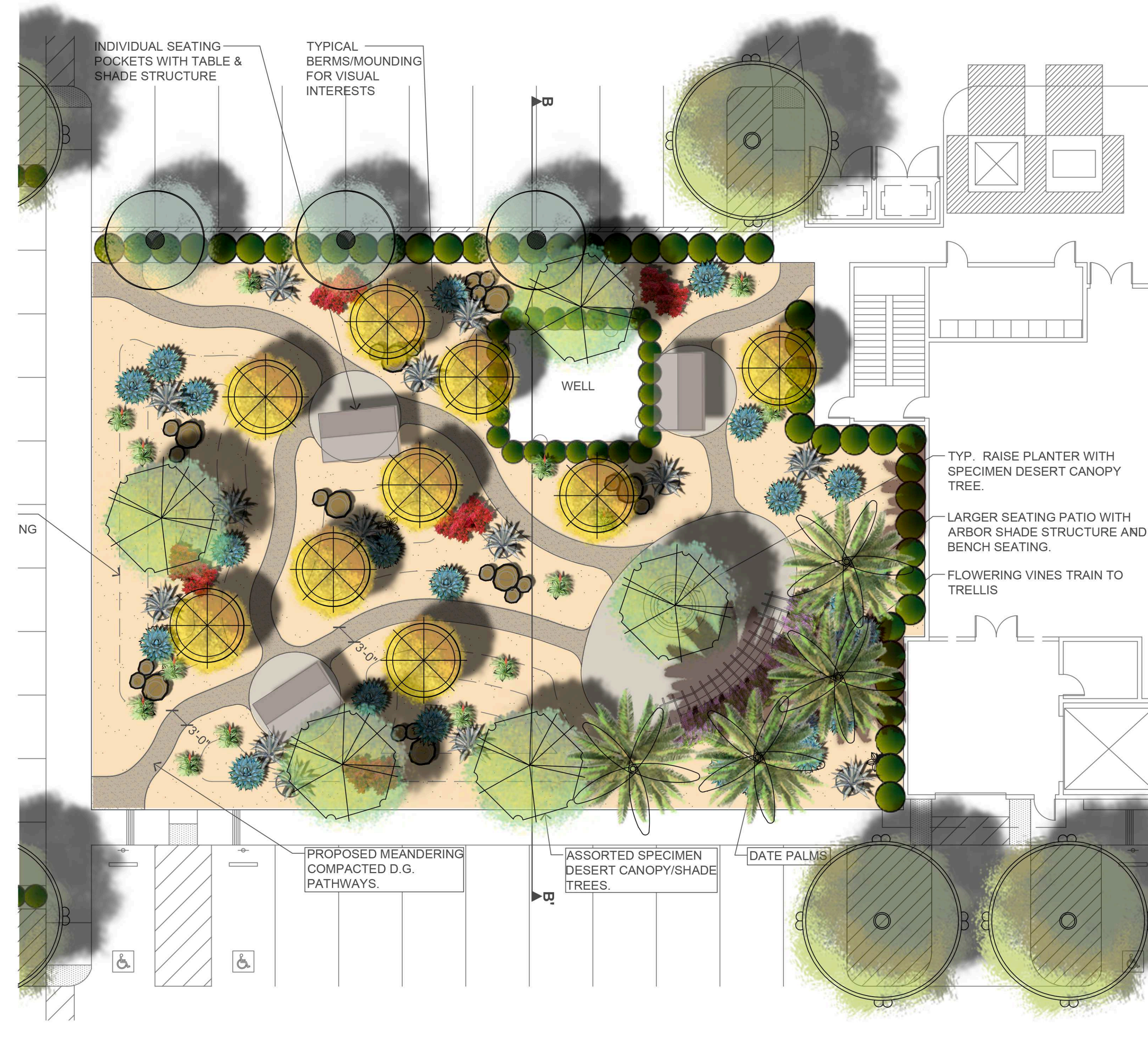
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**CONCEPTUAL  
LANDSCAPE  
PLAN**

**L-1**

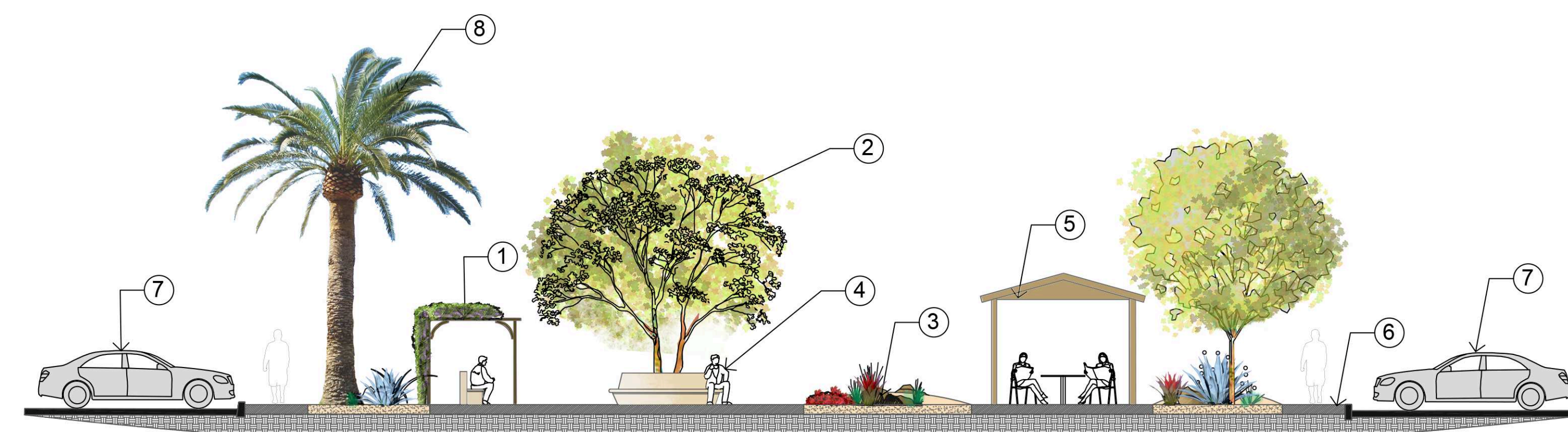




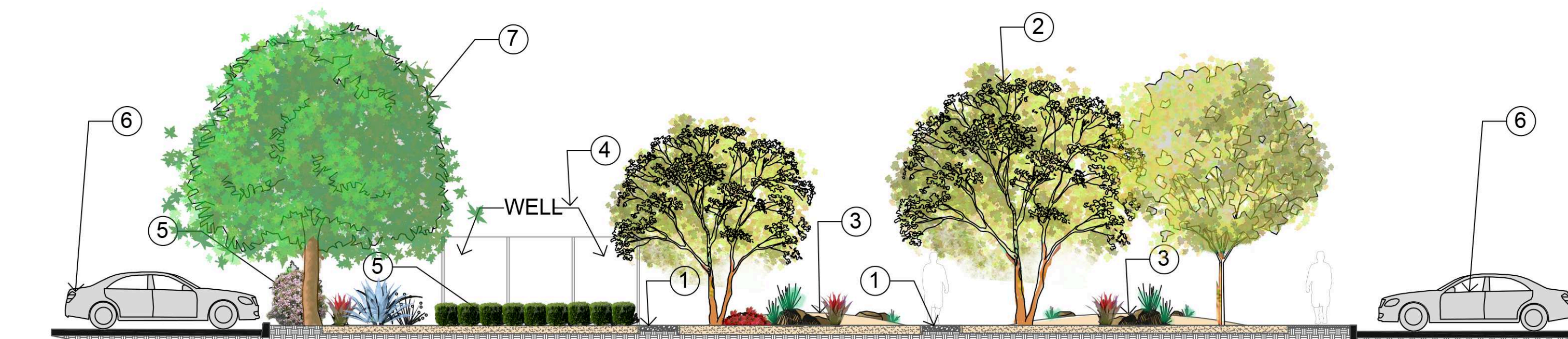
**ENLARGEMENT 'A' (CONCEPTUAL ONLY)**  
 SCALE: 1" = 10'-0"



**ENLARGEMENT 'B' (CONCEPTUAL ONLY)**  
 SCALE: 1" = 10'-0"



**SECTION A-A' (CHARACTER STUDY)**  
 SCALE: 1/8" = 1'-0"



**SECTION B-B' (CHARACTER STUDY)**  
 SCALE: 1/8" = 1'-0"

DESERT ROCK DEVELOPMENT  
 COACHELLA RESEARCH PARK  
 HARRISON STREET  
 COACHELLA, CALIFORNIA  
 (PARCEL 2)

REVISIONS:  
 UPDATE/CITY SUBMITTAL 4-03-17

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SHEET TITLE:  
**CONCEPTUAL  
 ENLARGEMENTS  
 "OPEN SPACE AREAS"**