

PROJECT INFORMATION

APN 778-242-024

SITE AREA

FAMILY DOLLAR SITE AREA ± 0.88 ACRES

BUILDING AREA

PROPOSED

FAMILY DOLLAR 8,240 SF

PARKING SUMMARY

REQUIRED BY CITY

FAMILY DOLLAR @ 1 SP/250 SF 33 SPACES

PROVIDED

STANDARD SPACES 31 SPACES

ADA ACCESSIBLE

REQUIRED 2 SPACES
PROVIDED 2 SPACES

TOTAL PARKING PROVIDED 33 SPACES

FRONT FIELD PARKING 11 SPACES

RATIO PROVIDED 4.00/1000

DRAWING ISSUE/REVISION RECORD





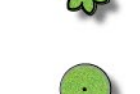




DATE	NARRATIVE	INITIALS
06.01.2012	PREPARING SK-5	RA
07.27.2012	PREPARING SK-5 DRAFT	II
08.06.2012	PREPARING SK-5	II/CD

LANDSCAPE REQUIREMENTS

MIN. LANDSCAPE COVERAGE REQUIRED (OF PARKING AREA) 5%
MIN. LANDSCAPE COVERAGE PROVIDED (OF PARKING AREA BASED ON ±15,200 SF) ±6.5%

PAVING LEGEND

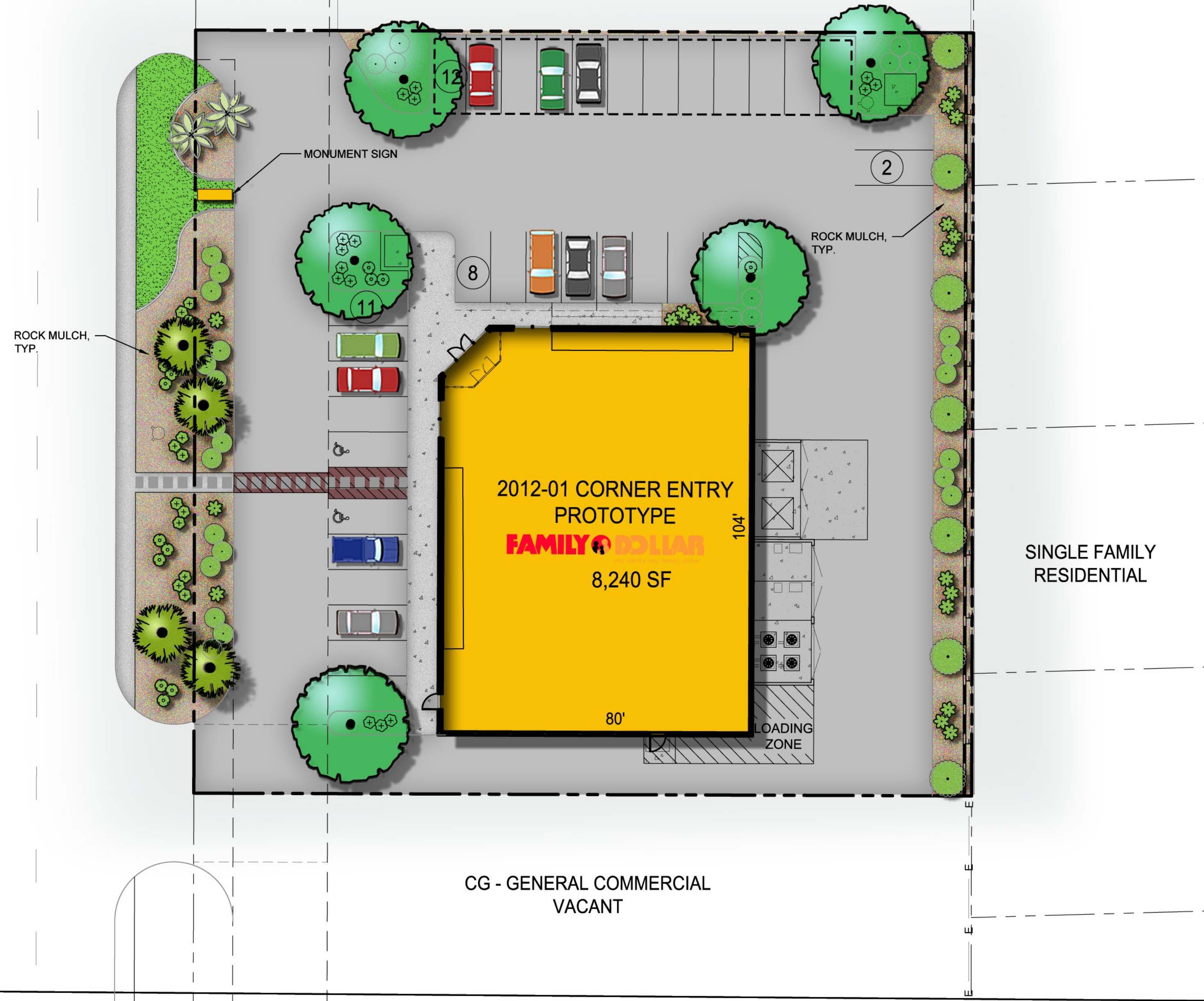
PLANT_SCHEDULE

TREES	QTY	BOTANICAL_NAME	COMMON_NAME	CONT.
	5	Prosopis thornless hybrid 'AZT'	'AZT' Thornless Hybrid Mesquite	24"box
	2	Existing to remain	Protect in place	existing
	4	Washingtonia filifera	California Fan Palm	15' BTH
SHRUBS	QTY	BOTANICAL_NAME	COMMON_NAME	ROOT
	7	Caesalpinia pulcherrima	Red Bird Of Paradise	5 gal
	18	Hesperaloe parviflora	Red Yucca	5 gal
	30	Leucophyllum candidum 'Silver Cloud' TM	Brewster County Barometerbush	5 gal
	27	Leucophyllum zygophyllum 'Cimarron' TM	Cimmaron	5 gal
	13	Salvia greggii 'Furmans Red'	Furman's Red Salvia	5 gal
GROUND_COVERS	QTY	BOTANICAL_NAME	COMMON_NAME	ROOT
	791 sf	Turf Sod	Drought Tolerant Fescue Blend	sod

CG - GENERAL COMMERCIAL
EXISTING RETAIL

CALLE
ROJO

HARRISON STREET
(CITY OF COACHELLA - 2 LANES EACH SIDE)



NOTES:

ALL LANDSCAPE AREAS SHALL RECEIVE AUTOMATIC IRRIGATION SYSTEM. ALL LANDSCAPE INSTALLATION SHALL BE PERMANENTLY MAINTAINED.

A LANDSCAPE DOCUMENT PACKAGE AS PER A.B. 1881 SHALL BE PROVIDED.

PLANT MATERIAL NOT LISTED MAY BE USED, SUBJECT TO APPROVAL OF THE CITY.

ALL LANDSCAPE PLANS AND INSTALLATIONS SHALL ADHERE TO CITY DESIGN GUIDELINES, CODES AND REGULATIONS.

WHERE TREES ARE WITHIN 5' OF WALKWAYS AND / OR PAVING SURFACES, ROOT BARRIERS SHALL BE INSTALLED.

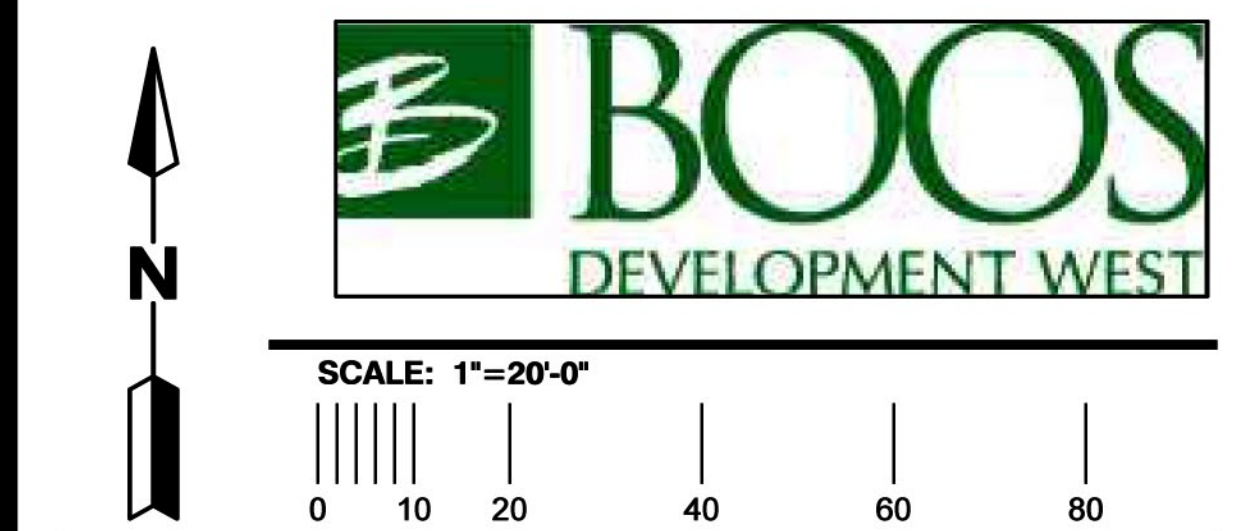
ON-SITE AND PARKWAY LANDSCAPE SHALL BE MAINTAINED BY BUSINESS OWNERS.



NEQ HARRISON ST & VALLEY RD
COACHELLA, CA

DATE: 08.06.2012

GFA PROJECT NUMBER 20120186.0



LANDSCAPE CONCEPT