



CANYON TRAILS
TOWNE CENTER



JUNE 25, 2007
Agenda Item 8.A
07-3419

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91.03 Acres

CANYON TRAILS TOWNE CENTER
NEC Cotton Lane & Yuma Road
Goodyear, Arizona
KDRA Project Number: 062612

Prepared by:
Kurt D. Reed Associates, Inc.

DEVELOPMENT TEAM

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PROJECT NARRATIVE

CANYON TRAILS OVERVIEW:

Canyon Trails Towne Center is a 91-acre Planned Area Development ("PAD") which was approved by the Goodyear City Council on May 16, 2005. This site is located at the northeast corner of Cotton Lane (future Loop 303) and Yuma Road in the City of Goodyear, Arizona.

The site's boundaries are Yuma Road to the south, Cotton Lane to the west, Canyon Trails Boulevard to the north and a 100'-0" wide drainage channel to the east. Street improvements will be made to Cotton and Yuma (currently each is paved as two lanes of paving) and Canyon Trails Boulevard will be constructed. The site is currently in general agricultural use.

A special use permit for a large retail user has been approved by the City of Goodyear (Case # 05-350-00006) on May 22, 2006, and a special use permit for a car wash with related gas dispensing and convenience store services was approved by the City of Goodyear (Case # U-09-04). This new Design Guidelines September 2006 will replace the previously approved February 2005 Guideline.

SITE PLAN REQUEST: CANYON TRAILS TOWNE CENTER

Vestar Development Co., a commercial development firm that creates high quality regional and community commercial retail centers, is proposing to develop the northeast corner of Cotton Lane and Yuma Road as a Power Center with a variety of shopping experiences for the region and the surrounding, growing neighborhood. Canyon Trails is designed as a unique and exciting retail development. The proposed site design is a strategically integrated shopping environment that reflects a family atmosphere in a pedestrian-friendly environment.

The boundaries of the site allow for maximum frontage facing Cotton Lane (future Loop 303) with the rear elevations of the "in-line" majors and anchors to be placed along the existing drainage channel. The orientation of the master plan development creates an innovative site design, arrangement of buildings, landscape buffers, building design, clear and prominent entries, numerous pedestrian pathways linking the buildings and architectural focal points that together establish a "gateway theme" at this intersection.

This site plan provides (3) entries along Cotton Lane with a good distribution of small and large tenant buildings and parking as well as a "district" off the middle driveway (signalized) for gathering, dining and shopping to occur. There are also (3) entries provided along Yuma Road with again the middle driveway being the main signalized driveway. Lastly, there are (3) entries provided on Canyon Trails Boulevard – (2) of which are service driveways for the tenant's deliveries to occur.

The commercial parcel includes a wide array of retail services to support the expanding neighborhood that surrounds the center. There are pads for retail shops, banks and restaurants. The free standing pads placed along Yuma Road and Cotton Lane have been oriented to provide maximum visibility into the interior of the development while allowing the highest visibility for these pad sites from the adjacent arterials. The 26 pad buildings within the center will range in size from approximately 2,000 S.F. up to 12,000 S.F., not including the proposed car wash. The pad uses are designed for a variety of sit-down restaurants and retail uses. The pad tenants will be responsible for improving their pad site contained within their boundary that is created by site provided curbs and sidewalks. In essence, the pad tenant will improve the area within their "sandbox." The placement of these buildings assist to reduce massing, the visual impact of parking and to facilitate easy access throughout the site.

The center of the development provides a series of pad sites that are intended for specialty retail shops in the district. Parking is provided both off the main drive off Cotton Lane and the secondary drive off Yuma Road and encompasses the district as well. The intersection of these two drives creates the enclave of the district shops. The vast majority of the major tenants are located along the northern and eastern boundary of the site, the "in-lines." "In-line" stores accommodate a broad spectrum of retail users to serve a regional customer base. This proposed development contains approximately 848,375 S.F. of retail buildings. The project will utilize the high design standards proposed by the Canyon Trails Design Guidelines and PAD.

PROJECT NARRATIVE

The site layout for the majors and anchors has been designed to break-up large parking fields along Cotton Lane and Yuma Road. The main parking fields at the majors and anchors are broken up by significant landscape and pedestrian pathways and connections between the rows of parking, between the buildings, the parking sections and the other shops and pads. By designing forward architecture for the pads along the future freeway frontage (Cotton Lane) and Yuma Road, the potential for large expanses of parking stalls is obscured by the pad placement. Parking areas will have a variety of enhanced crossing areas between the different users in order to provide convenient, safe pedestrian access.

Traffic calming devices have been provided throughout the development such as colored, stamped asphalt and colored concrete at strategic intersections. This encourages slower traffic speeds, safer pedestrian connections and crossings and good traffic circulation. The drive areas in front of the anchors and large majors will also consist of colored stamped asphalt and colored concrete along the majority of the storefronts which will further enhance the traffic calming and safe pedestrian access/crossings. The internal 3 and 4 way vehicular intersections along the main drive aisles will be stop sign controlled for better circulation.

We believe that the development of Canyon Trails Towne Center will have a very positive impact on this area of Goodyear. The size and configuration of this site allows for excellent exposure to Cotton Lane and Yuma Road. It also allows for strong pedestrian connections to the adjacent residential portion of Canyon Trails Master Site Plan via Canyon Trails Boulevard and Yuma Road. Major new arterial street improvements will be installed to provide convenient access to this shopping center from the entire region.

PHASING

It is anticipated that the Anchor A tenant and the majority of the in-lines shops and majors and some of the district shops will be developed in the first phase along with the site portions that support these buildings. The remainder of the in-line buildings and district shops and pads will be built in accordance with market demand and construction efficiencies.

SITE AND ARCHITECTURAL DESIGN:

The Village theme architecture of the project is achieved with a variety of materials and massing of buildings accompanied by landscape and hardscape features. Clay tile and metal roofing, enhanced masonry and stone finishes, metal canopies, trellised colonnades, and various scales of lighting and pedestrian amenities to create an atmosphere reminiscent of a traditional Main Street and enhance the pedestrian experience. The central shops district provides an intimately scaled setting for shoppers. Buildings are close to the street and sidewalk. On-street parking puts shoppers nearer to stores and it creates a buffer between pedestrians and moving traffic. Street trees, benches, storefronts sidewalks and canopies are detailed and scaled to provide a comfortable and engaging environment throughout the Towne Center, a desert tone color palette and accents within complementary color sets has been selected to allow for unity and design to be

represented without repetition. The natural color palette of the steel accents provides future compliment and enhancement to the unity of design.

The development has been designed to create a sense of arrival, both as a gateway for the area and for the shopping and dining experiences of the customers. The variety of building sizes and shapes with staggered building planes creates a massing of elements typical of smaller projects. The elevations of the shops, pads, majors and anchors provide the intended theme for the center. Final building elevations will substantially conform to these elevations, but may need to change to vary the architectural elements so that tenants may incorporate their design identity into the final building design. Additionally, entry elements and signage will be provided with similar colors, materials, and massing. Every effort will be made to enhance landscaping and other elements at all entry locations. Decorative and accent paving will be provided at all entries along with significant landscaping to further enhance the sense of arrival.

A set of Design Guidelines has been proposed to ensure consistent, integrated and unique architectural style and expression throughout the development. Some of the main components of the Design Guidelines are as follows:

- The proposed individual pad buildings shall match the Center's architecture, including details, materials, finishes, colors, site amenities, and shall require four-sided architecture for all buildings with developer review and approval as well as Municipal Review and approval. Where pad buildings meet or exceed 10,000 SF, a tower element will be required of the tenant's architect.
- Compliance with the City of Goodyear's Design Guidelines and Zoning Ordinance development standards.
- Except for special occasions on a limited basis or as allowed with an approved Special Use Permit, there shall be no exterior vending or display of merchandise and no merchandise shall remain outside of an enclosed building overnight.
- The electrical service entrance section, when located on the exterior, shall be painted to match the building and/or screened from view.
- Drive-thru windows shall not face a public street. They shall be adequately screened with natural lush landscaping when they face a drive aisle in the center. In addition, drive thru lanes are not permitted to directly access a main drive aisle.
- Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos in locations visible from public streets.
- All rooftop mechanical equipment shall be completely screened by parapet walls or within a roof structure. All ground mounted mechanical equipment shall be completely screened by screen walls with color and texture to match the building. Roof mounted communication equipment,

PROJECT NARRATIVE

including satellite dishes shall be completely screened by parapet walls or freestanding screen walls subject to developer approval. Ground mounted communication equipment, including satellite dishes shall be completely screened by free-standing screen walls subject to developer approval.

- Electrical service entrance section, whenever possible, shall be located primarily inside the building, with only a meter section and CT cabinet on exterior.
- Roof access ladder will be located inside the building.
- All roof drainage shall be interior roof drains.
- There will be no overnight RV parking or semi-tractor trailer trucks allowed and no outside bulk storage allowed with the exception of Anchor A's.
- The design of the site will be strongly encouraged to incorporate with design sensitivity and accuracy of detailing of some of the architectural elements noted in this section.

LANDSCAPING:

A Landscape Master Plan has been presented which identifies the location and species of all trees, shrubs, vines and groundcover throughout the proposed development. Careful consideration has been placed on creating a common landscape theme to tie the development together and further create a sense of continuity. An array of trees have been selected for Canyon Trails which do well in our desert climate such as Palo Verde, Mesquite, Date Palm, Live Oak, Sisso, Mexican Bird of Paradise, Evergreen Elm, Mondel Pine and Lucky Nut. A variety of shrubs are also proposed including Agave, Yucca, Desert Spoon, Texas Sage, and other eclectic varieties identified on the Landscape Master Plan. Additional shrubs and groundcover will offer a colorful, hearty variety of additional plant matter throughout the development. A detailed inventory of all proposed trees, shrubs and ground cover are identified in the development booklet

Landscaping is emphasized on arterial street frontages, along the perimeter of the site, adjacent to the internal shop and pad sites and throughout the parking areas. Landscaped pedestrian connections are provided to connect the pad sites along the arterials, the internal shops and the larger major and anchor tenants along the northern and eastern property lines. The selected landscaping is intended to provide adequate screening and shade and to allow for a colorful variety of plant species which add in the creation of a sense of arrival on the intersection corners and create a sense of place within the development

LIGHTING:

A complete site lighting design will be provided for approval. This design shall provide for site lighting necessary to ensure public safety, security lighting, pedestrian walkways, and accenting architectural elements, such as building facades, entry, outdoor seating patios, etc. The owner/applicant will comply with any and all "Dark Sky" ordinance requirements of the City Zoning Ordinance. Site lighting fixtures and poles are to match Canyon Trails Town Center's standard fixtures and design detailing. The maximum fixture height allowed would be: (1) walkway poles- 12 to 15 feet in height; (2) parking lot poles- from 25 to 30 feet.

CONCLUSION:

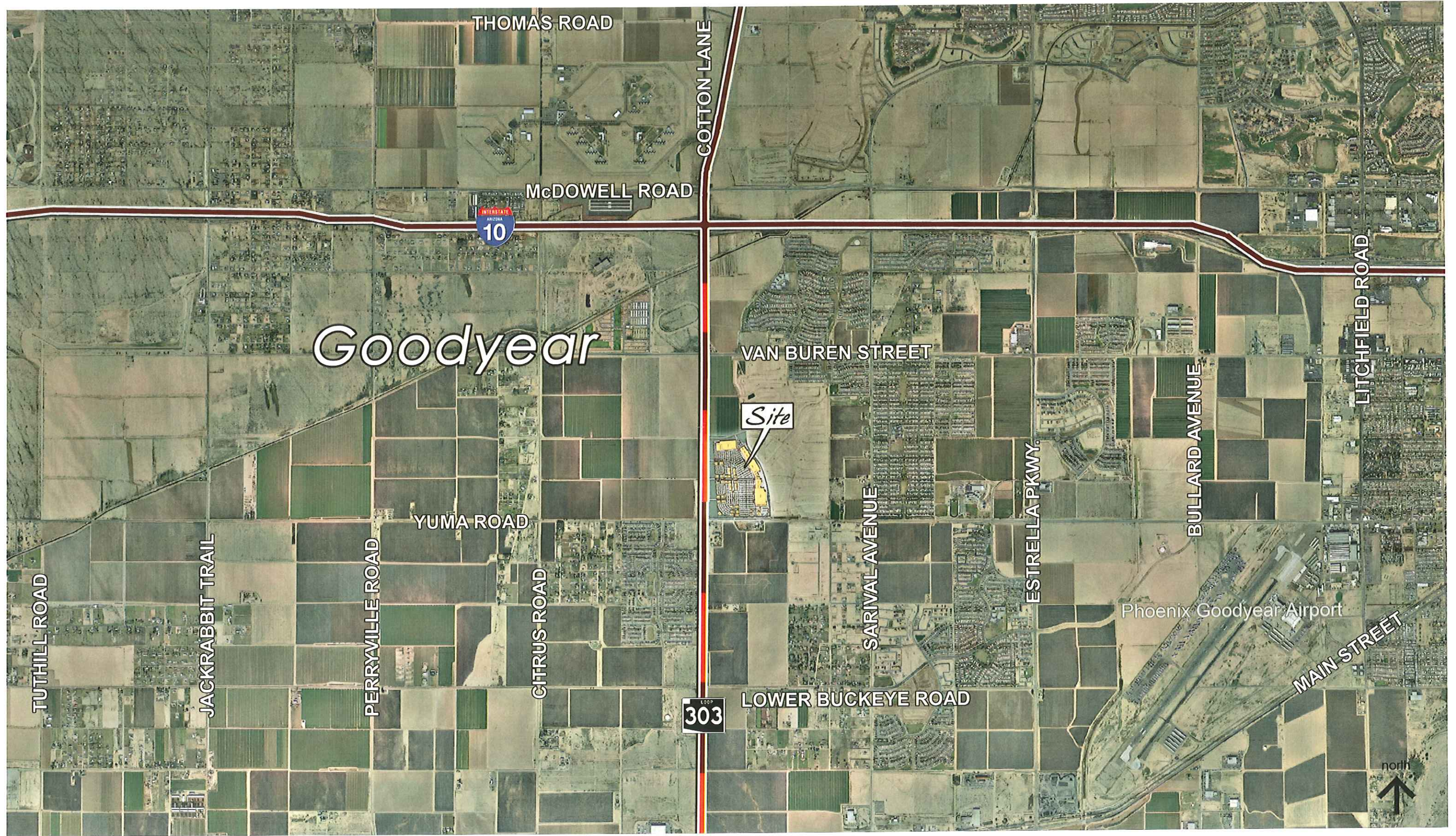
Approval of the subject requests will allow Vestar the opportunity to provide a high-quality regional shopping center with a variety of retail uses and services. Careful attention has been paid to common architectural design, color and materials; landscaping and amenities, good traffic movement, convenient parking and safe pedestrian access. The result is a quality commercial development to serve the residents of Goodyear and the surrounding community.



CANYON TRAILS

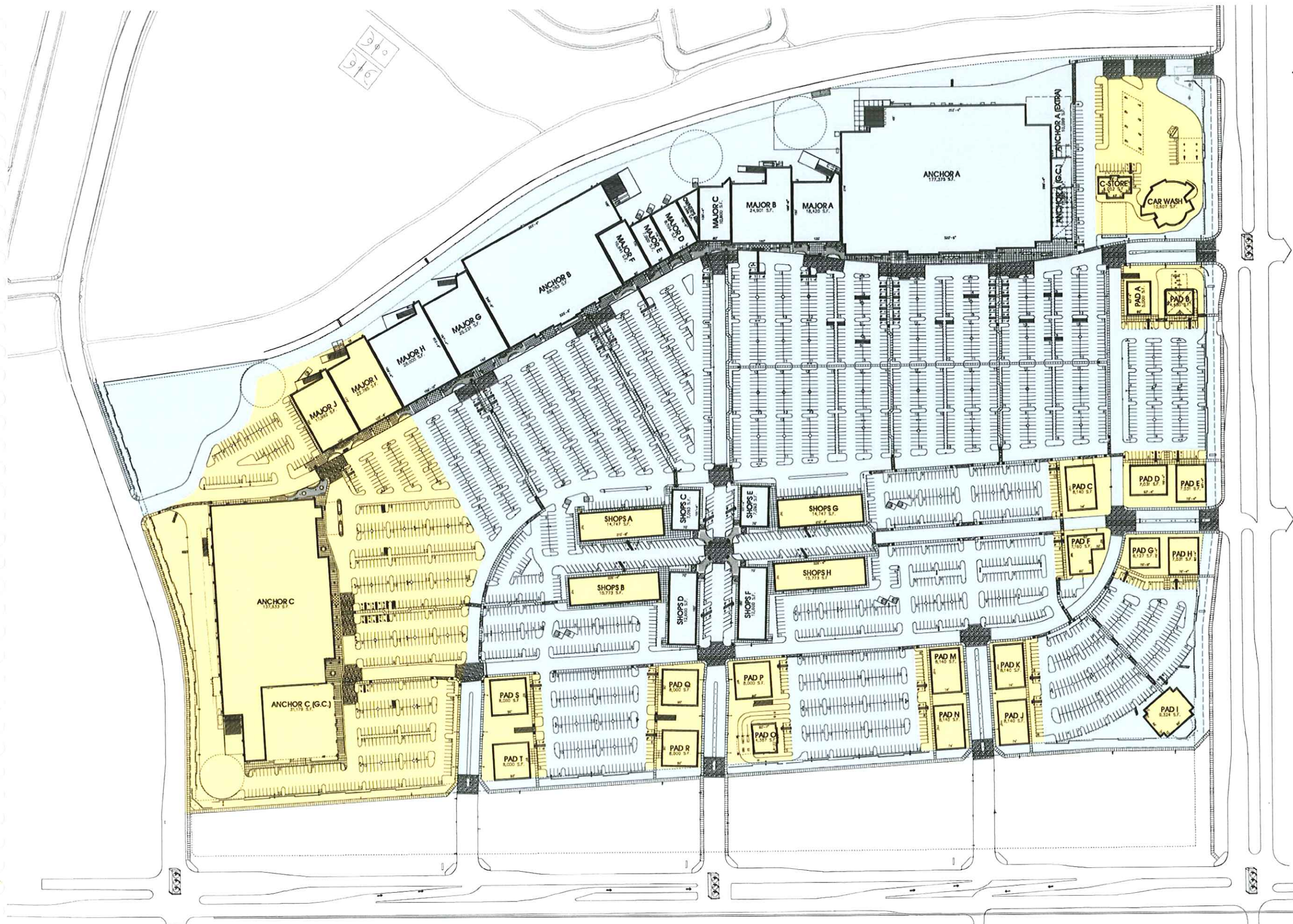
T O W N E C E N T E R

SITE PLAN/ELEVATIONS



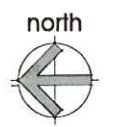
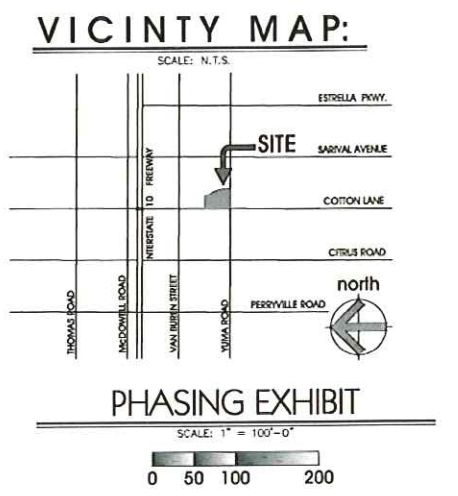


SITE PLAN

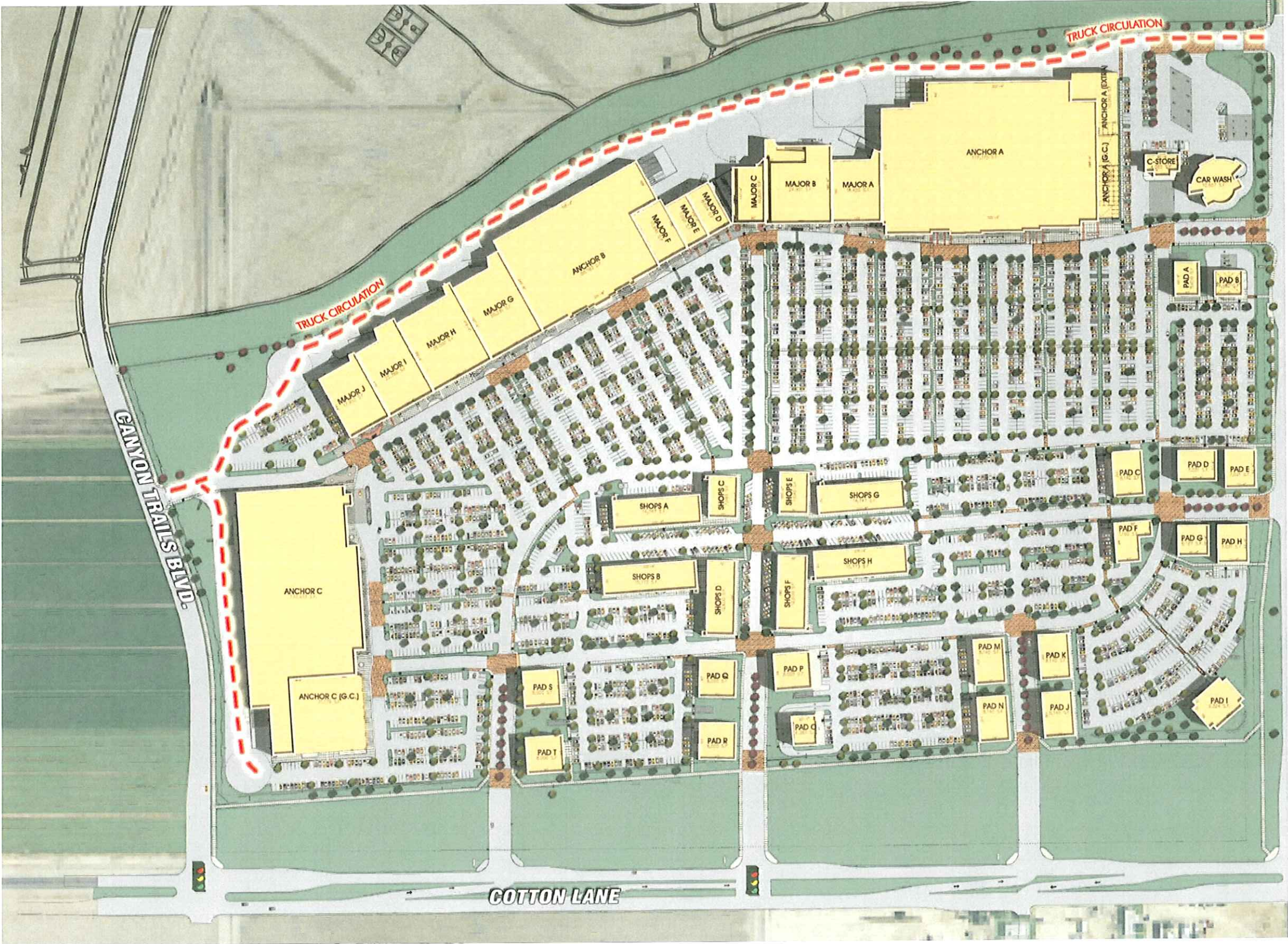


LEGEND

	PHASE 1
	PHASE 2

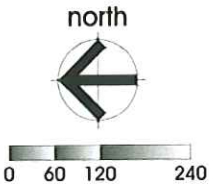


PHASING PLAN

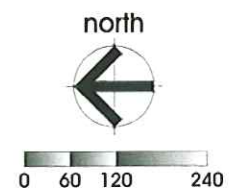
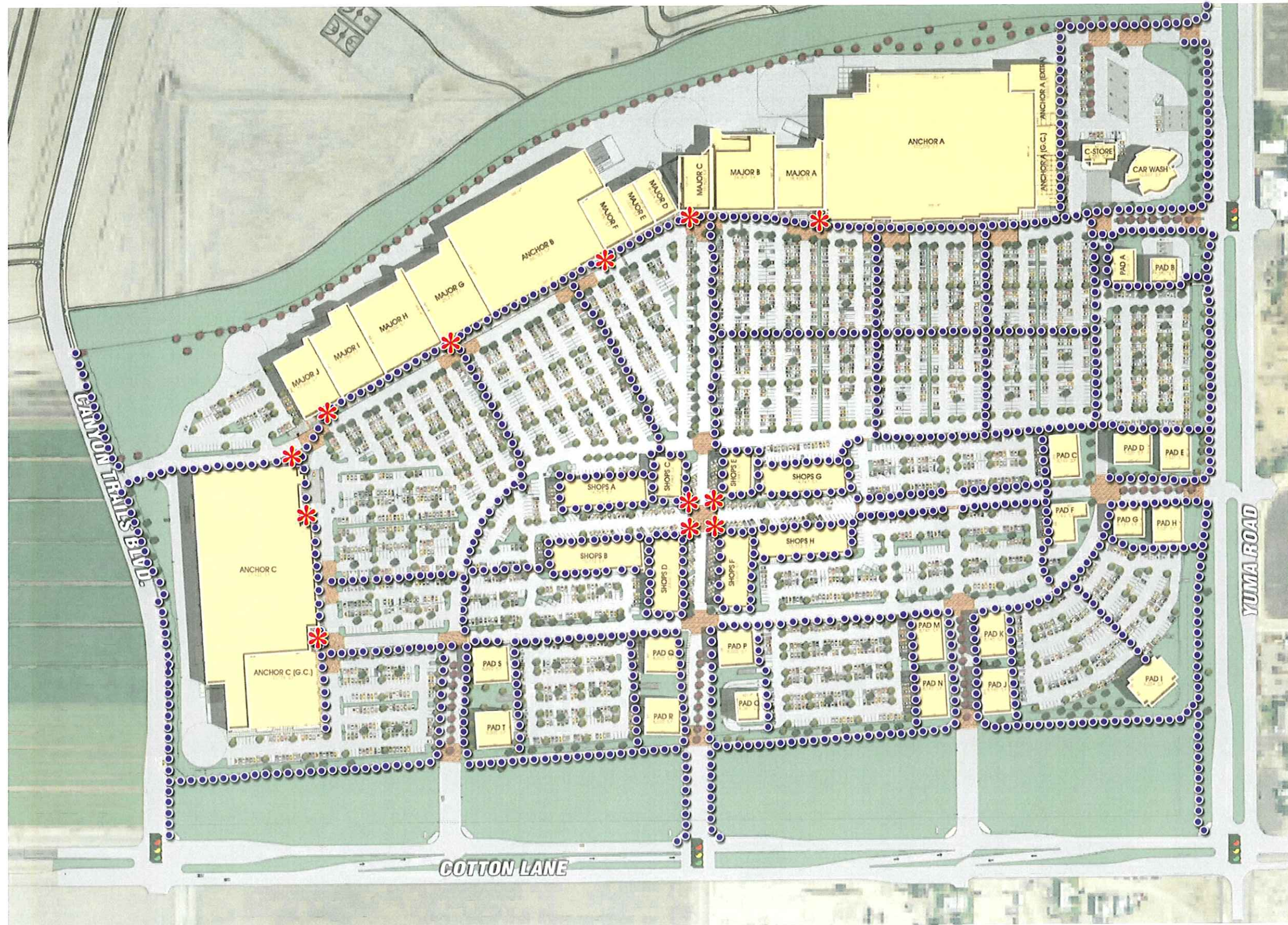


LEGEND

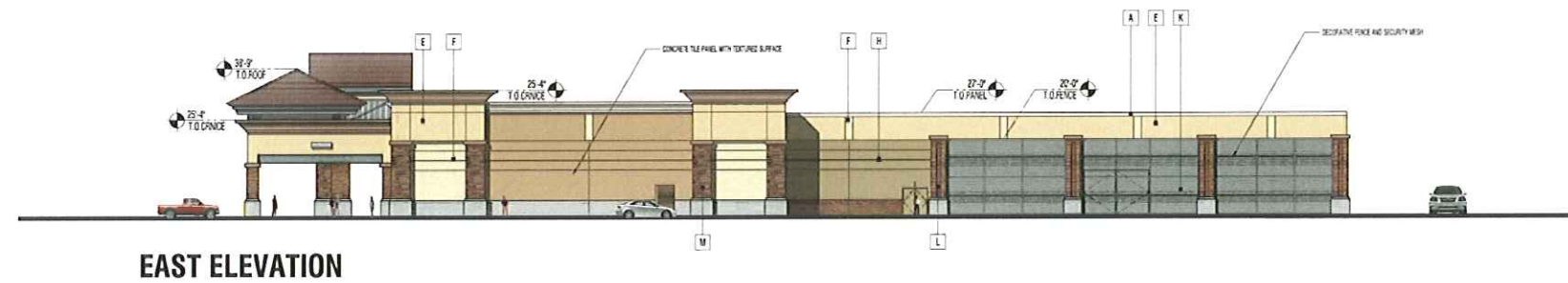
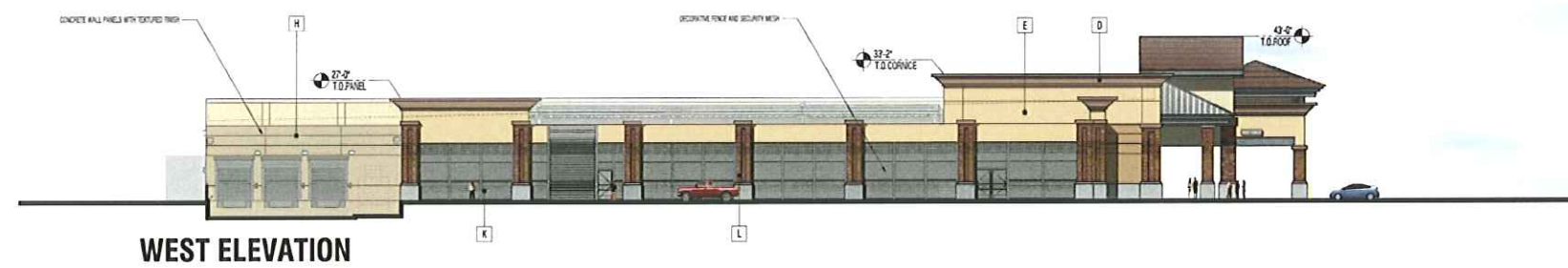
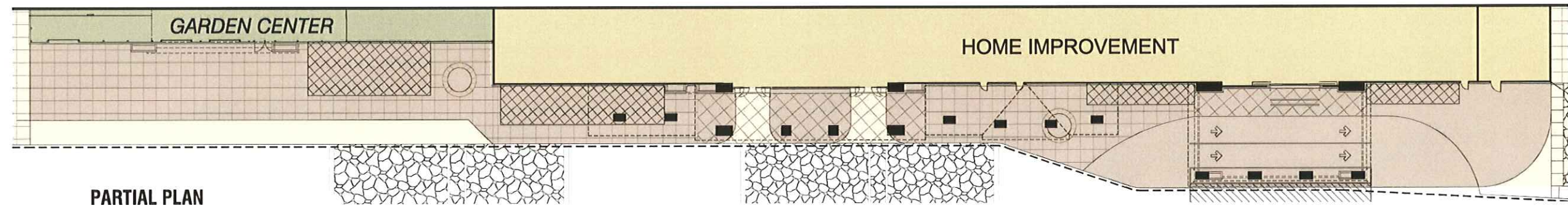
--- TRUCK CIRCULATION



TRUCK CIRCULATION PLAN



PEDESTRIAN CIRCULATION PLAN

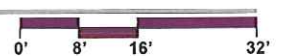




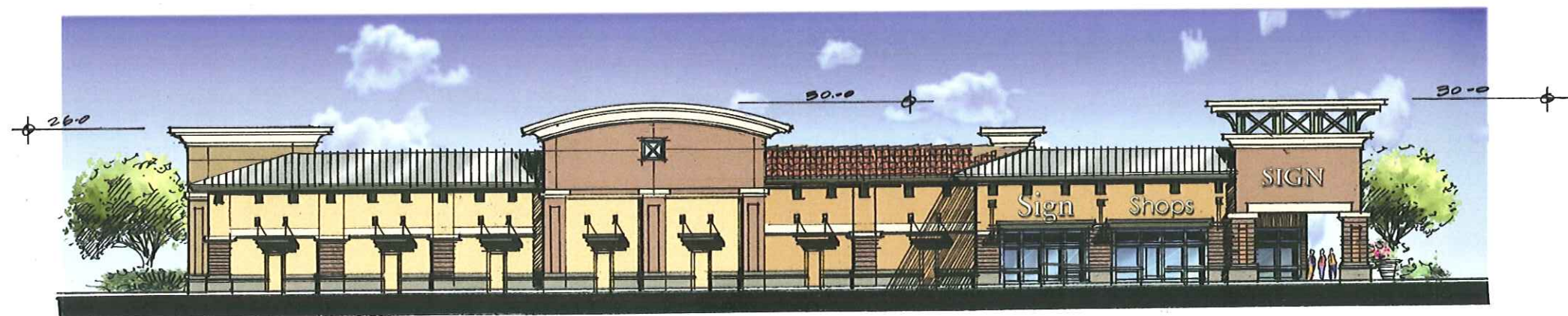
ELEVATIONS



ELEVATIONS



ELEVATIONS



note:
FINAL SHOPS ELEVATIONS
WILL SUBSTANTIALLY
CONFORM TO THESE /
BUT ARE SUBJECT TO
CHANGE TO VARY THE
ARCHITECTURAL
ELEMENTS.



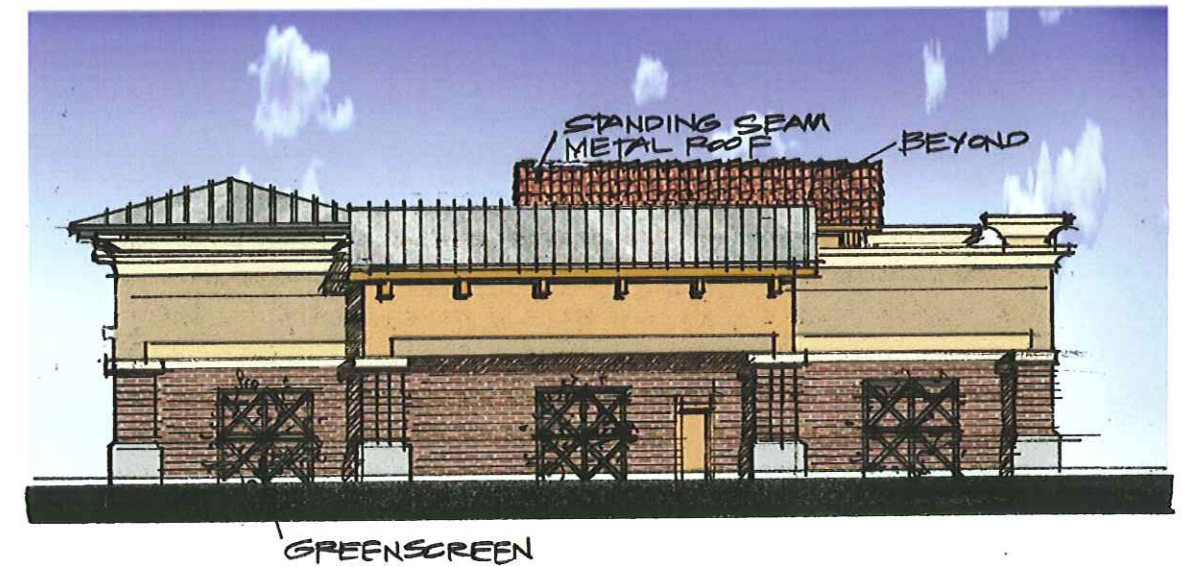
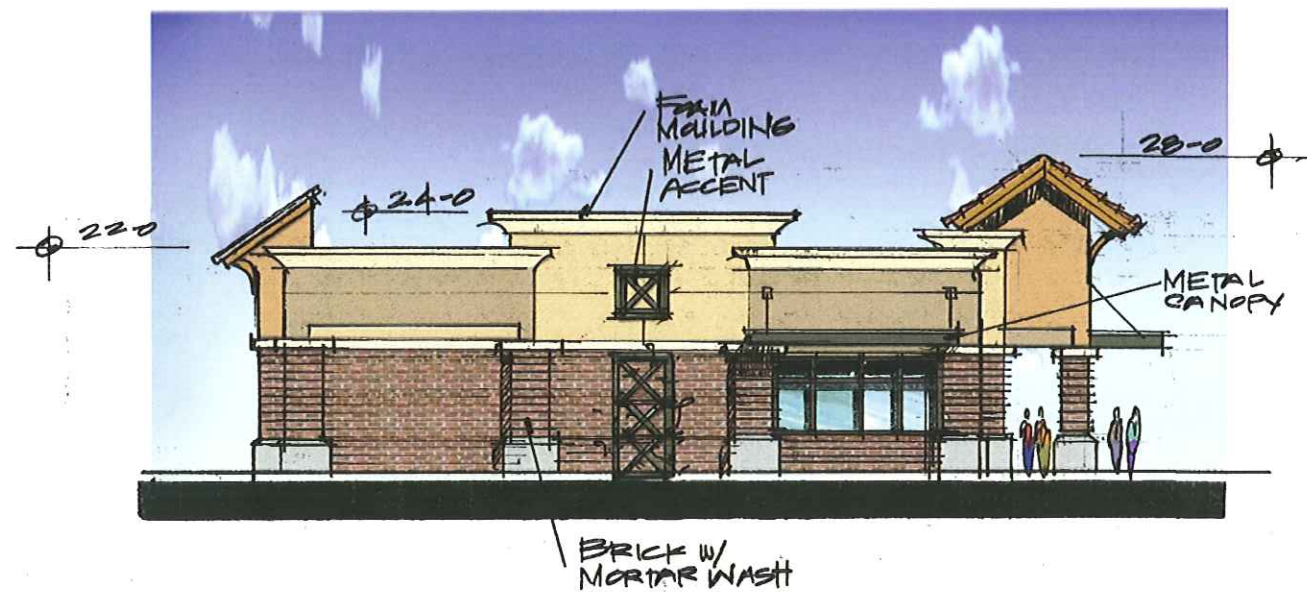
TYPICAL SHOPS ELEVATIONS



note:
FINAL SHOPS ELEVATIONS
WILL SUBSTANTIALLY
CONFORM TO THESE /
BUT ARE SUBJECT TO
CHANGE TO VARY THE
ARCHITECTURAL
ELEMENTS.

0' 8' 16' 32'

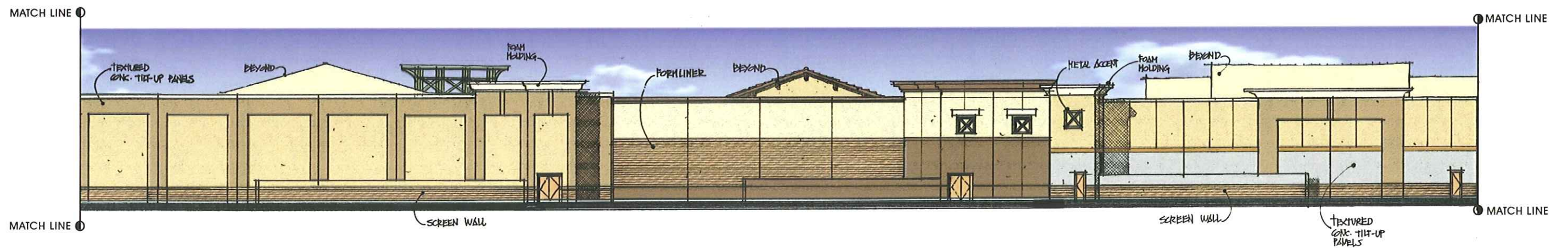
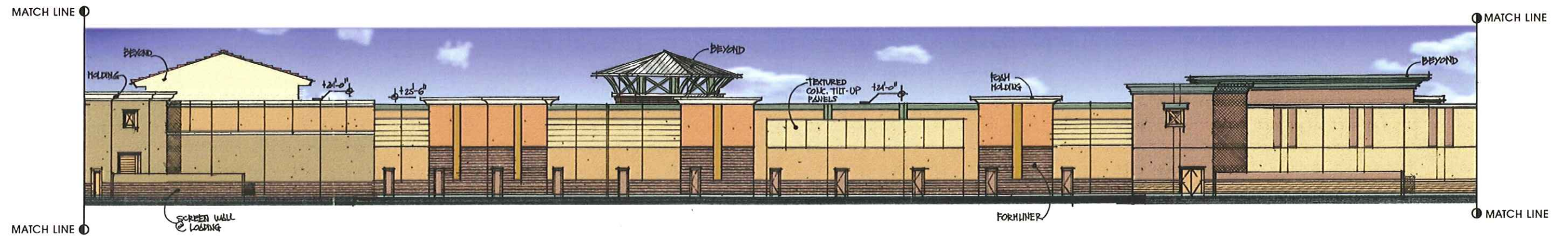
TYPICAL SHOPS ELEVATIONS



note:
PAD ELEVATIONS ARE
CONCEPTUAL FOR
GENERIC THEME.
FINAL PAD ELEVATIONS
WILL SUBSTANTIALLY
CONFORM TO THESE /
BUT ARE SUBJECT TO
CHANGE TO VARY THE
ARCHITECTURAL
ELEMENTS.

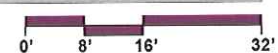
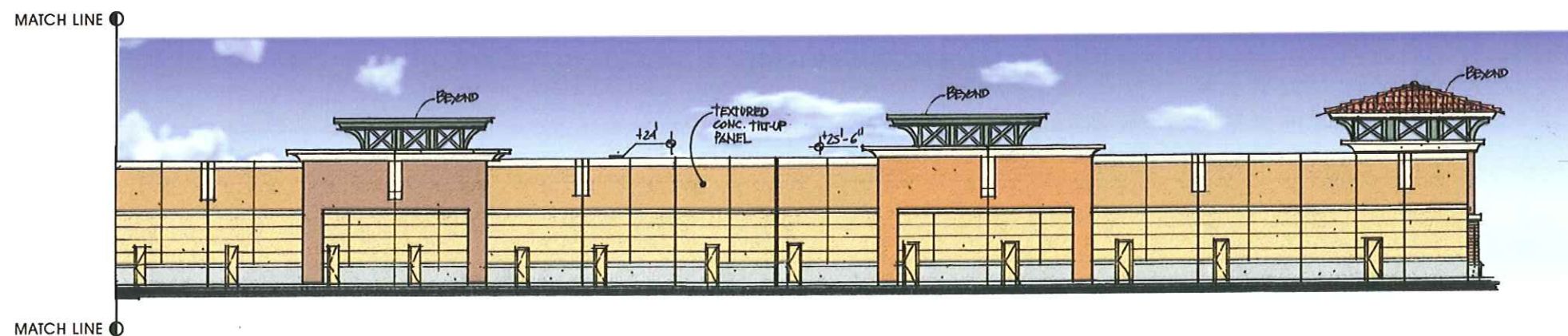
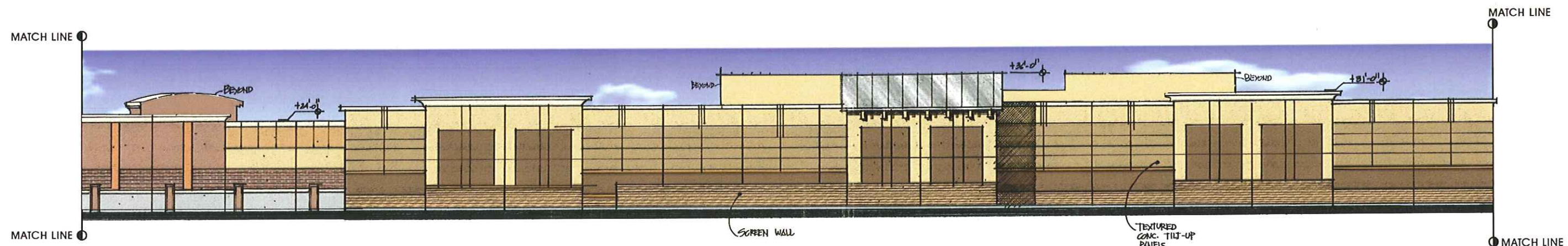
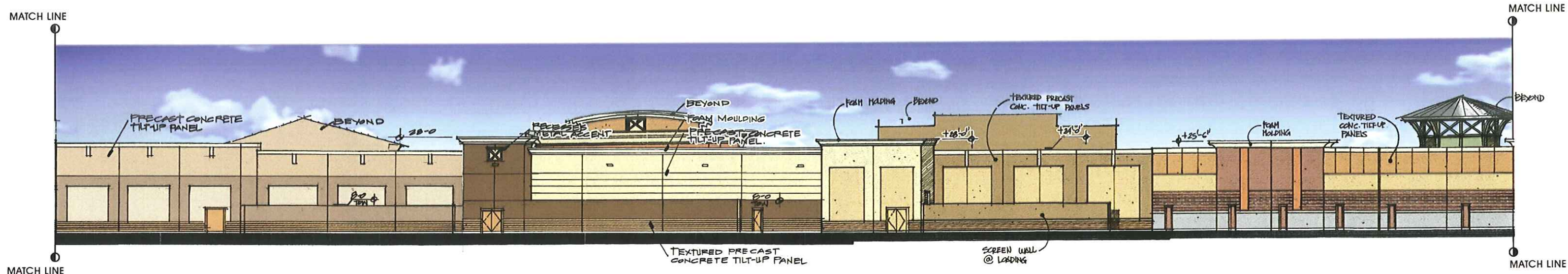
0' 4' 8' 16'

TYPICAL PAD ELEVATIONS



0' 8' 16' 32'

REAR ELEVATIONS



REAR ELEVATIONS

CANYON TRAILS
TOWNE CENTER

3D RENDERINGS



VIEW OF ANCHOR



VIEW OF ANCHOR



VIEW OF MAJORS

CANYON TRAILS
TOWNE CENTER

BUILDING MATERIALS

EIFS COLORS:



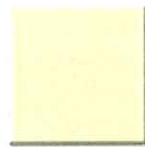
(A)

PAINT TO MATCH
DUNN EDWARDS
DE 3168
"Chamber"



(B)

PAINT TO MATCH
DUNN EDWARDS
DE 2920
"Aztec Pony"



(C)

PAINT TO MATCH
DUNN EDWARDS
DE 2560
"Cochise"



(D)

PAINT TO MATCH/
BOLLARDS TO MATCH
DUNN EDWARDS
SP-41
"Adobe"



(E)

PAINT TO MATCH
DUNN EDWARDS
DE 2740
"Brittlebush"



(F)

PAINT TO MATCH
DUNN EDWARDS
DE 1044
"Riz Tide"



(G)

PAINT TO MATCH
BENJAMIN MOORE
HC-46
"Jackson Tan"



(H)

PAINT TO MATCH
BENJAMIN MOORE
AC-36
"Shenandoah Taupe"



(I)

PAINT TO MATCH
DUNN EDWARDS
DEC 713
"Roman Brick"



(J)

PAINT TO MATCH
BENJAMIN MOORE
1013
"TaupeTone"



(K)

PAINT TO MATCH
SHERWIN WILLIAMS
SW 6128
"Blonde"

ACCENT COLORS:



(L)

PAINT TO MATCH
SHERWIN WILLIAMS
SW 7069
"Iron Ore"



(M)

PAINT TO MATCH
SHERWIN WILLIAMS
SW 6988
"Bohemian Black"



(N)

PAINT TO MATCH
SHERWIN WILLIAMS
SW 7076
"Cyberspace"



(O)

PAINT TO MATCH
SHERWIN WILLIAMS
SW 6118
"Leatherbound"



(P)

PAINT TO MATCH
SHERWIN WILLIAMS
DEC 778
"Boxwood"



(Q)

PAINT TO MATCH
SHERWIN WILLIAMS
DEC 777
"Meadowood"



(R)

PAINT TO MATCH
DUNN EDWARDS
DEC 798
"Talesin Blue"



"TARGET RED"

ROOFING:



(S)

ATAS
INTERNATIONAL
"Quartz Zink"



(T)

MONIER LIFETILE
BARCELONA SLURRY FINISH
"International Blend Signature"

STONE & MASONRY:



(U)

PHOENIX BRICK
"Railroad Blend"



(V)

BRICK WITH
MORTAR WASH



(W)

CORONADO STONE
APPALACHIAN FIELDSTONE
"Carlsbad Blend"



(X)

CORONADO STONE
EASTERN MOUNTAIN LEDGE
"Coastal Brown"

HARDSCAPE:



(1)

NATURAL
COLOR
CONCRETE



(2)

DAVIS
COLOR CONCRETE
"Palomino"



(3)

DAVIS
COLOR CONCRETE
"Willow Green"



(4)

DAVIS
COLOR CONCRETE
"Baja Red"



(5)

PAVESTONE
COBBLE-STONE
RANDOM MOSAIC
"Old Town Blend"



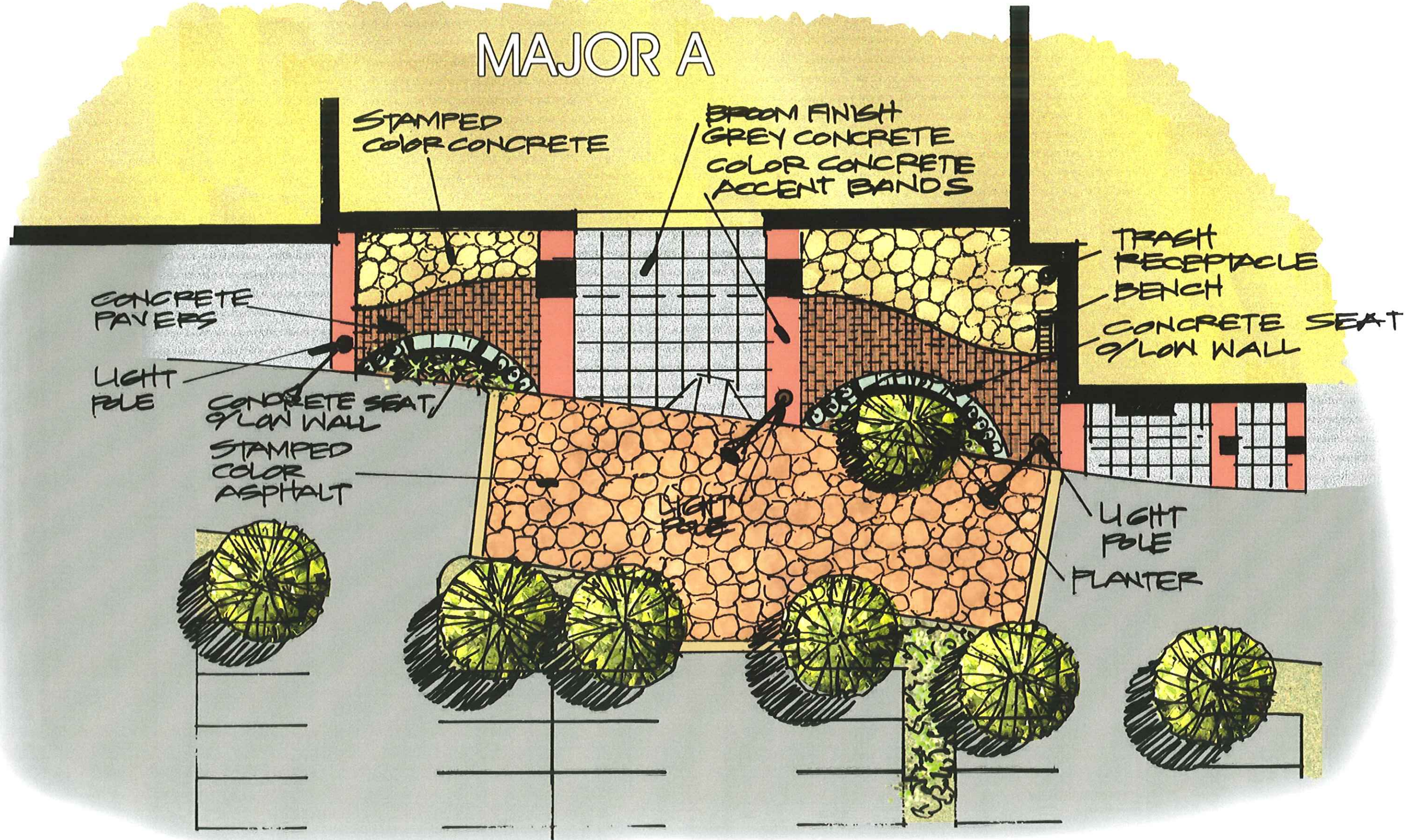
(6)

STREETPRINT
COLOR ASPHALT
Random Stone Pattern
"Butterscotch"

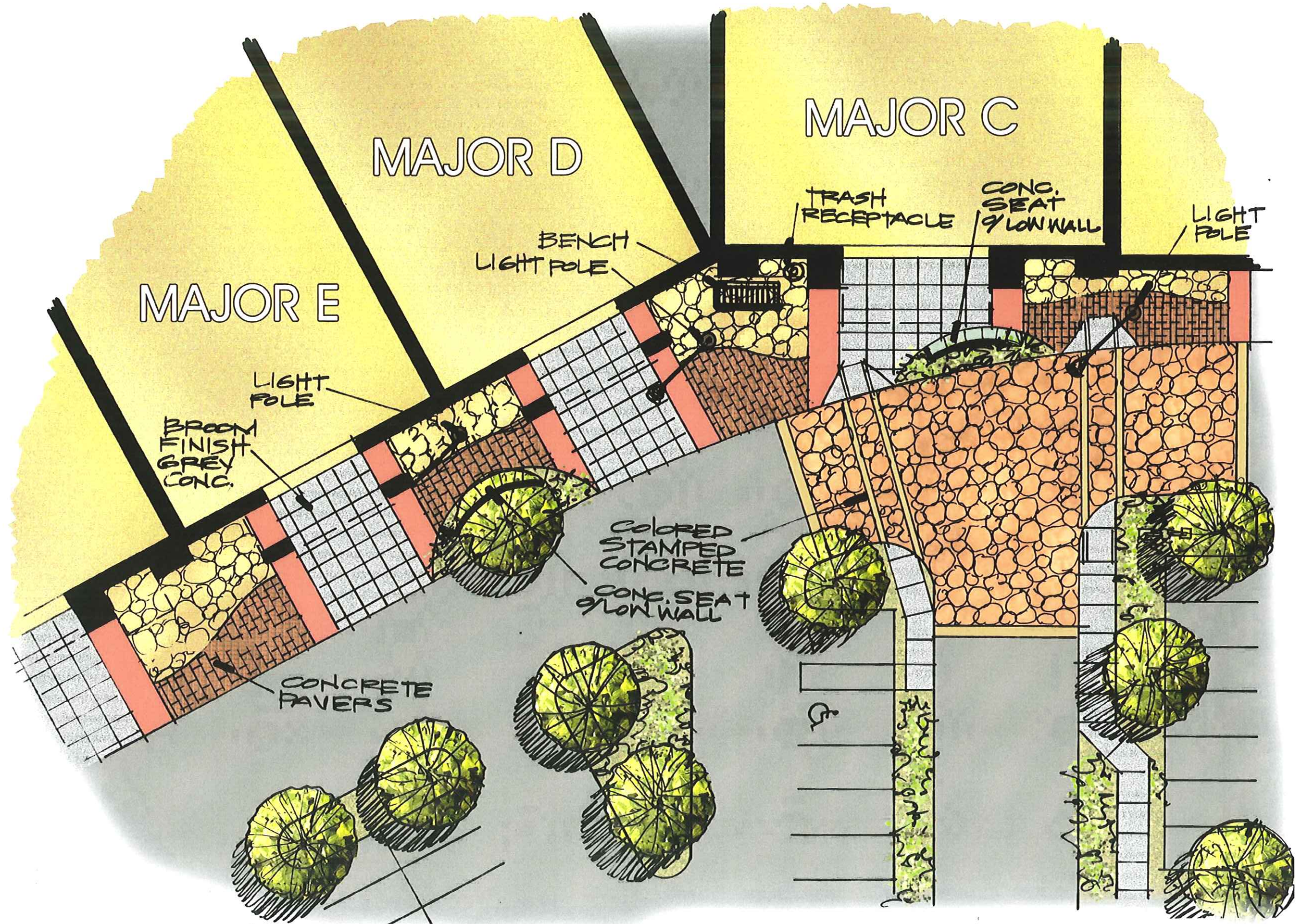
CANYON TRAILS
TOWNE CENTER

SITE DETAILS & AMENITIES

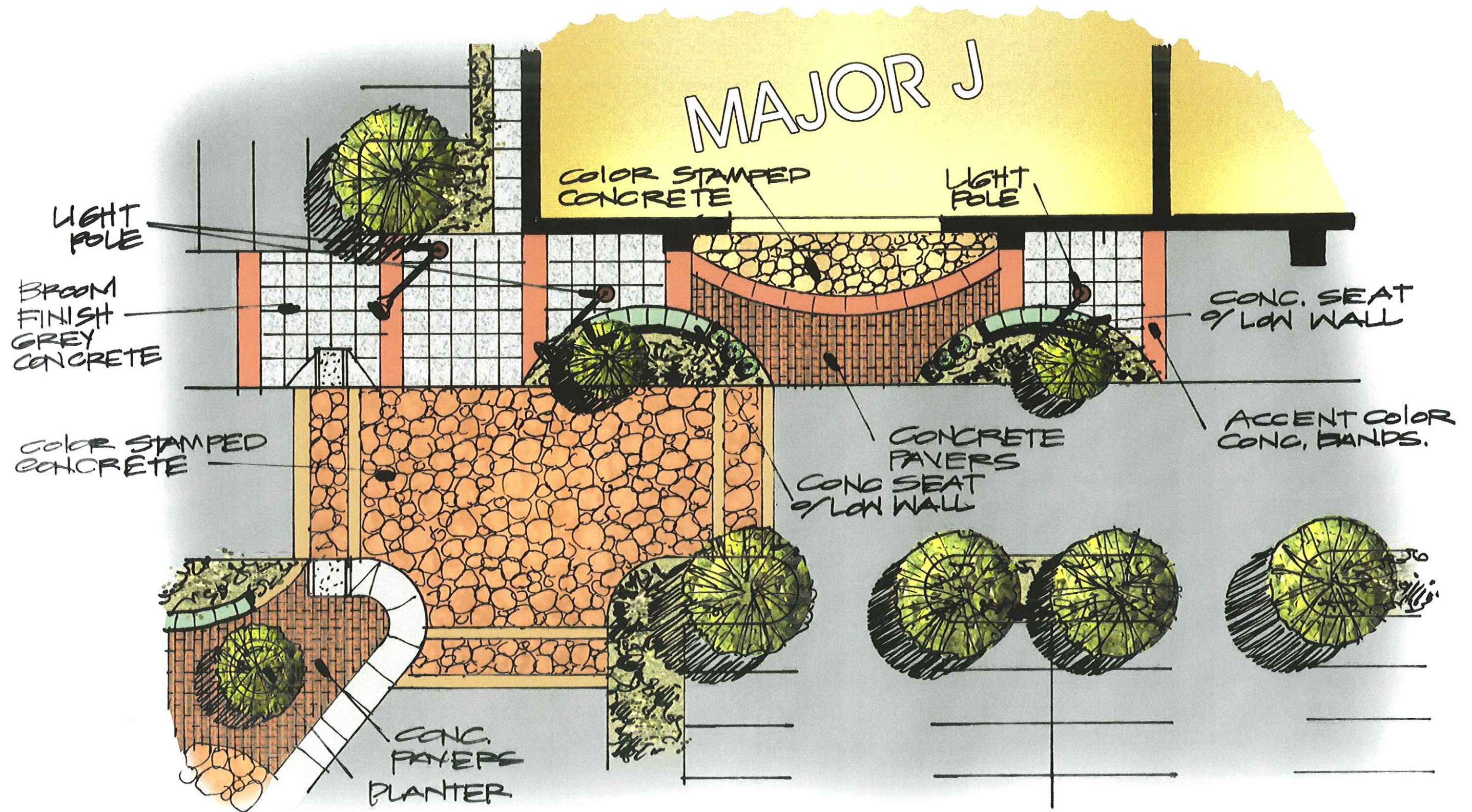
MAJOR A

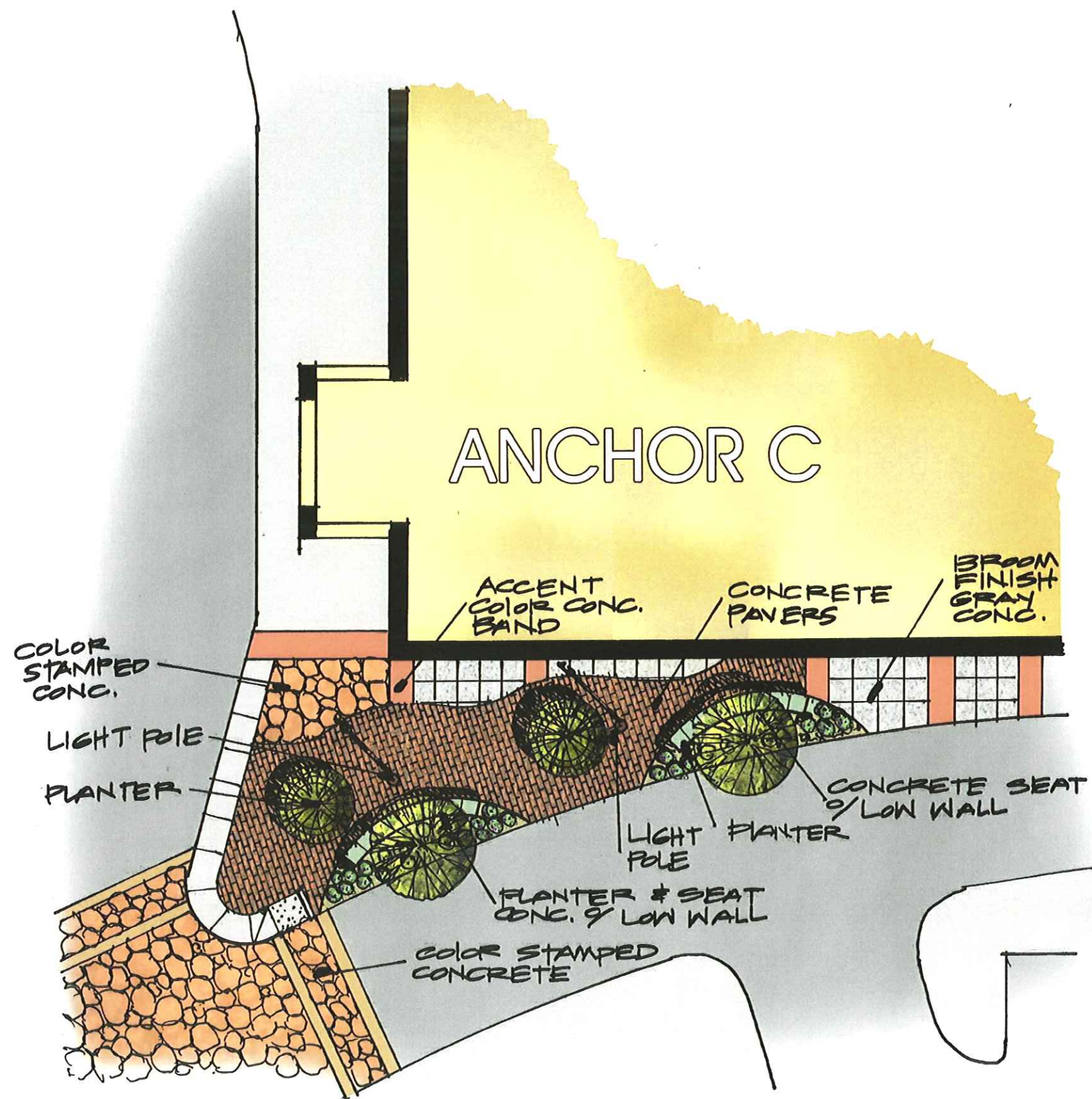


HARDSCAPE PLAN (MAJOR "A")

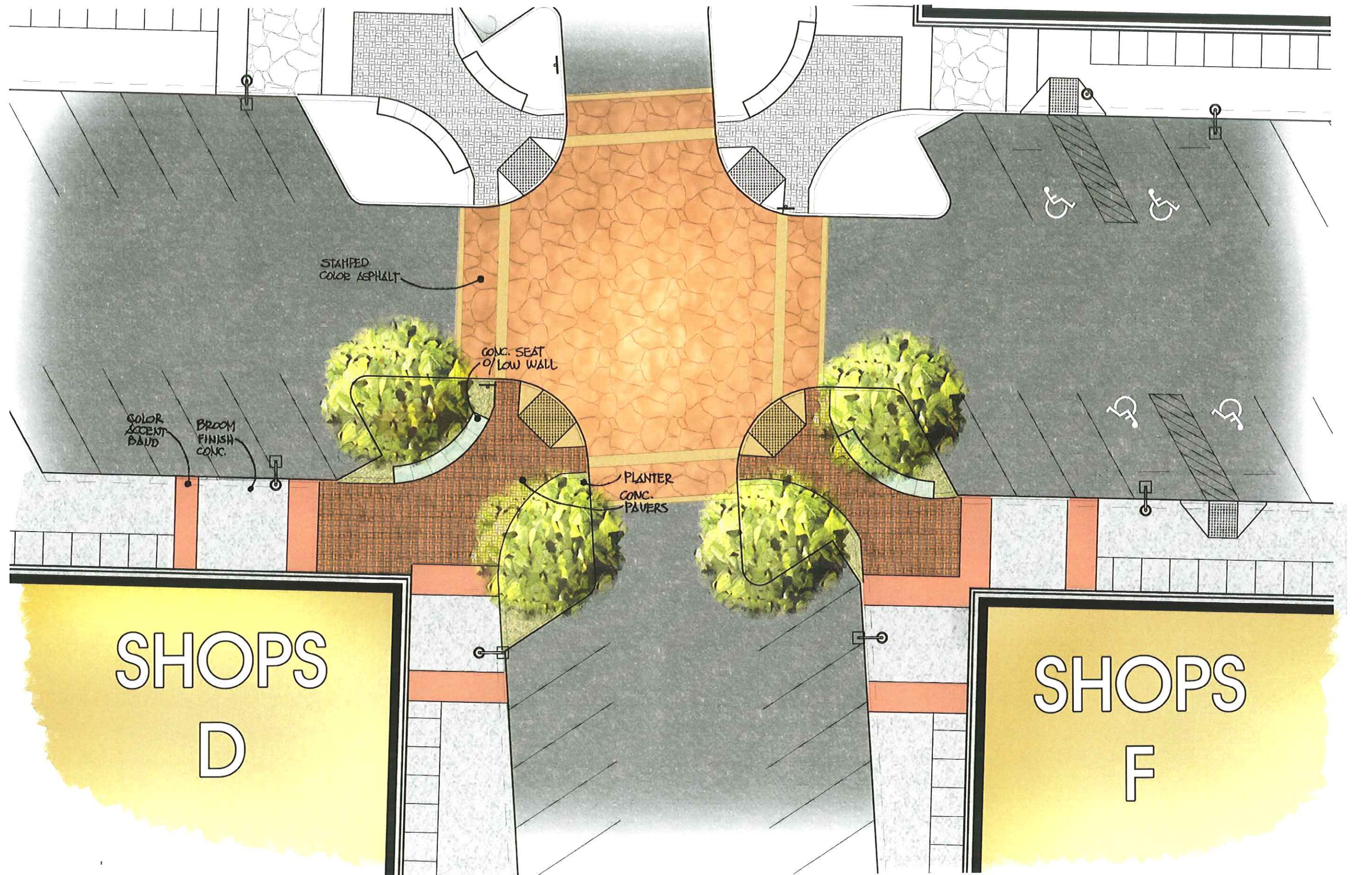


HARDSCAPE PLAN (MAJORS C, D, E)





HARDSCAPE PLAN (ANCHOR "C")



STAMPED
COLOR ASPHALT

CONC. SEAT
OR LOW WALL

COLOR
ACCENT
BAND

BROOM
FINISH
CONC.

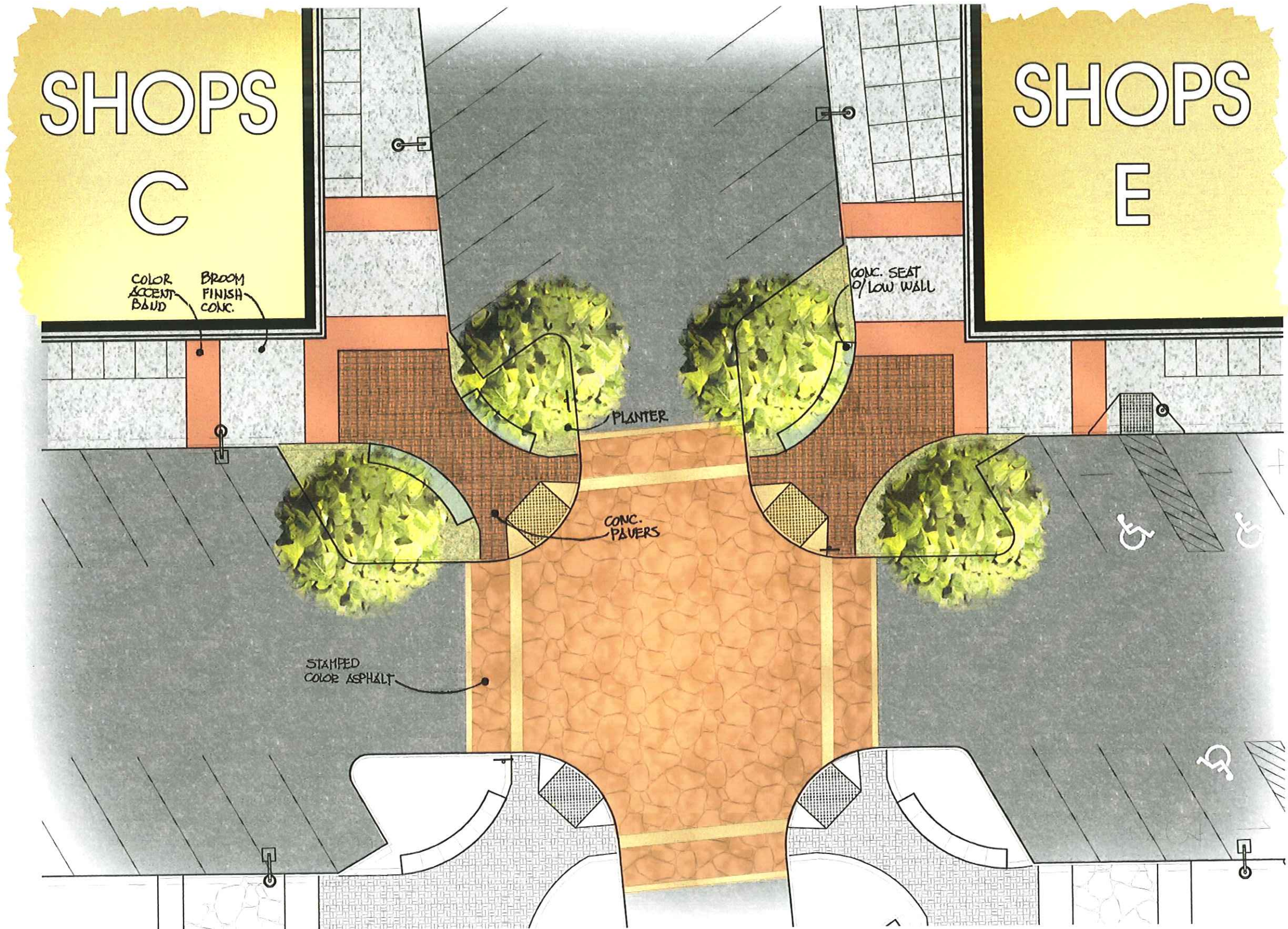
PLANTER
CONC.
PAVERS

SHOPS
D

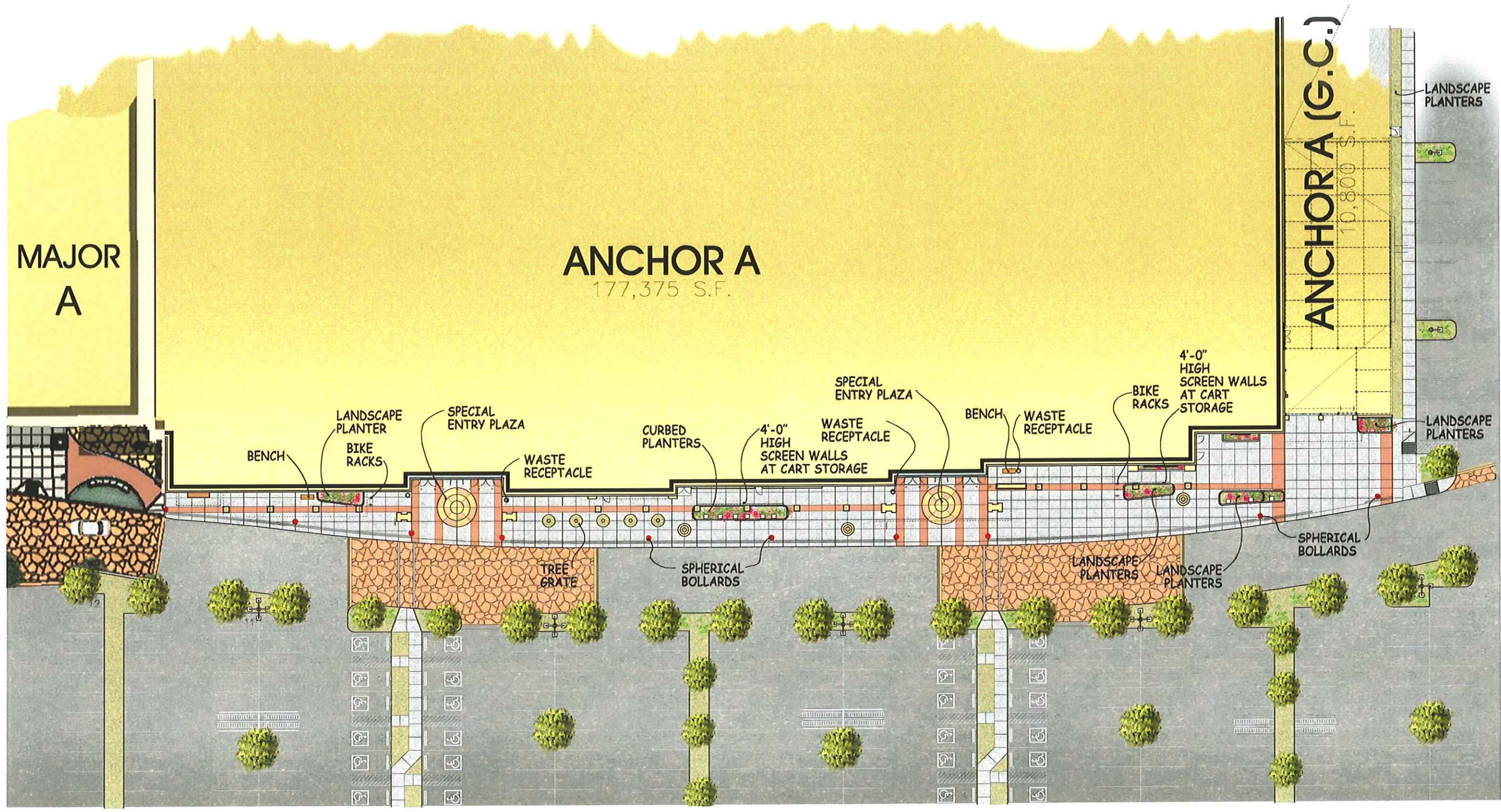
SHOPS
F

0' 8' 16' 32'

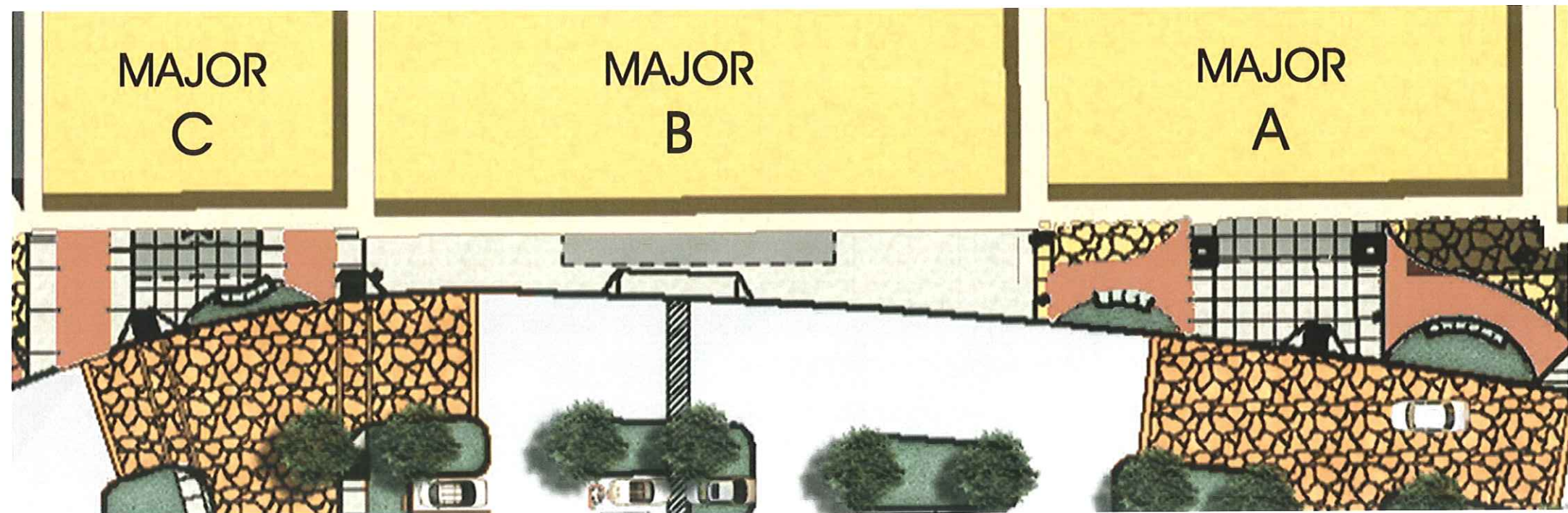
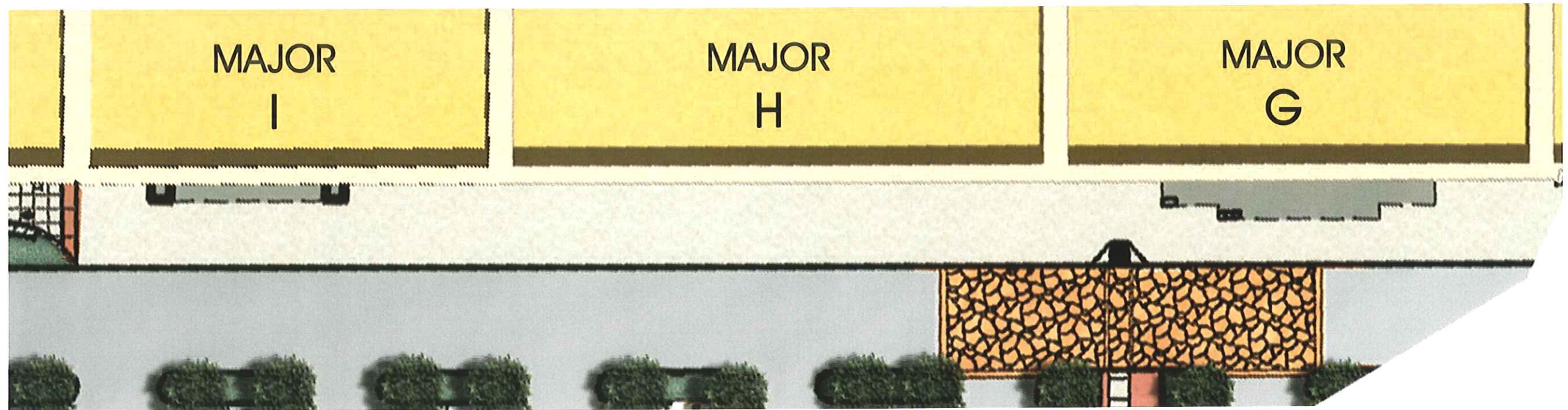
HARDSCAPE PLAN (SHOPS "D&F")



HARDSCAPE PLAN (SHOPS "C&E")



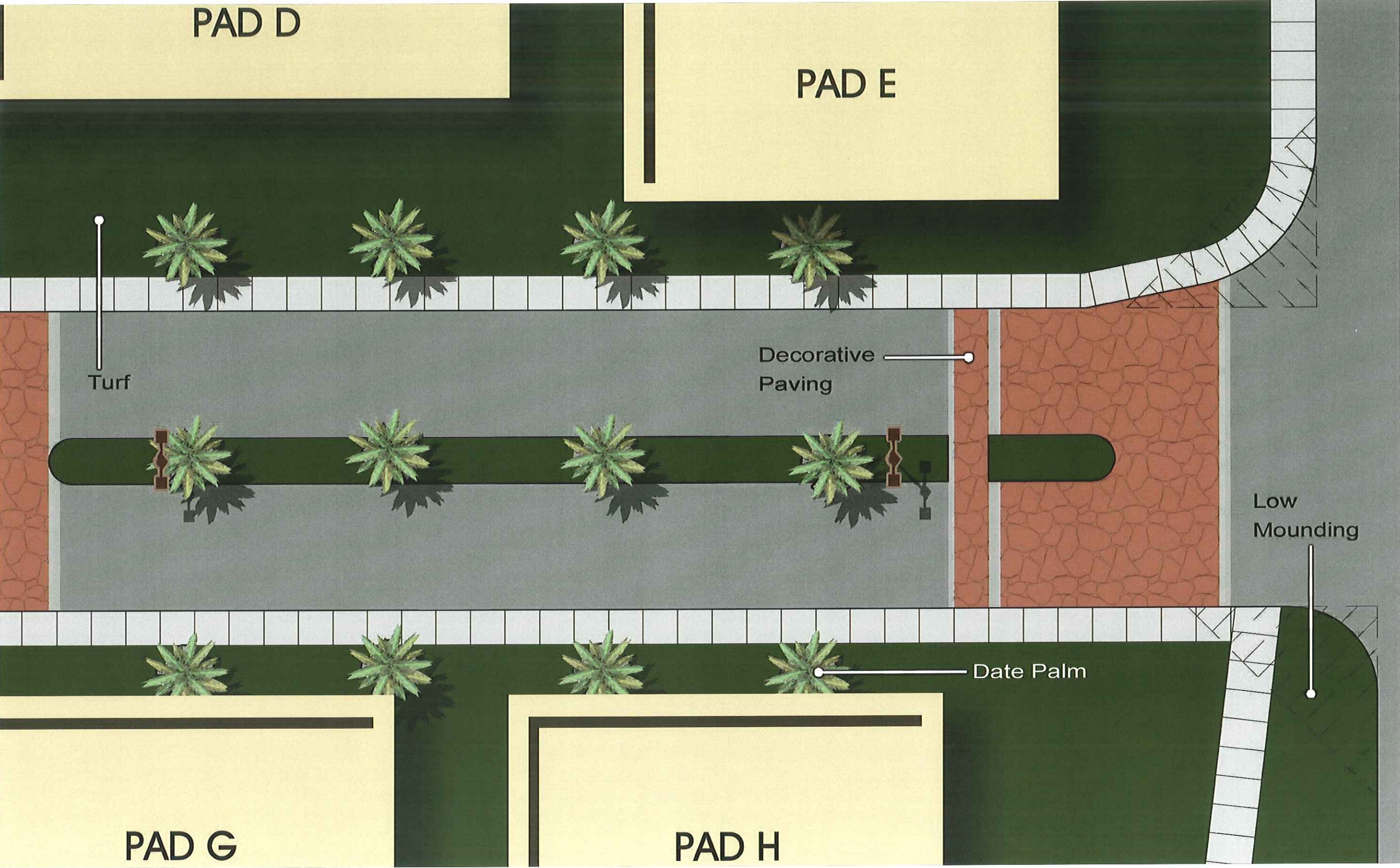
HARDSCAPE PLAN (ANCHOR "A")

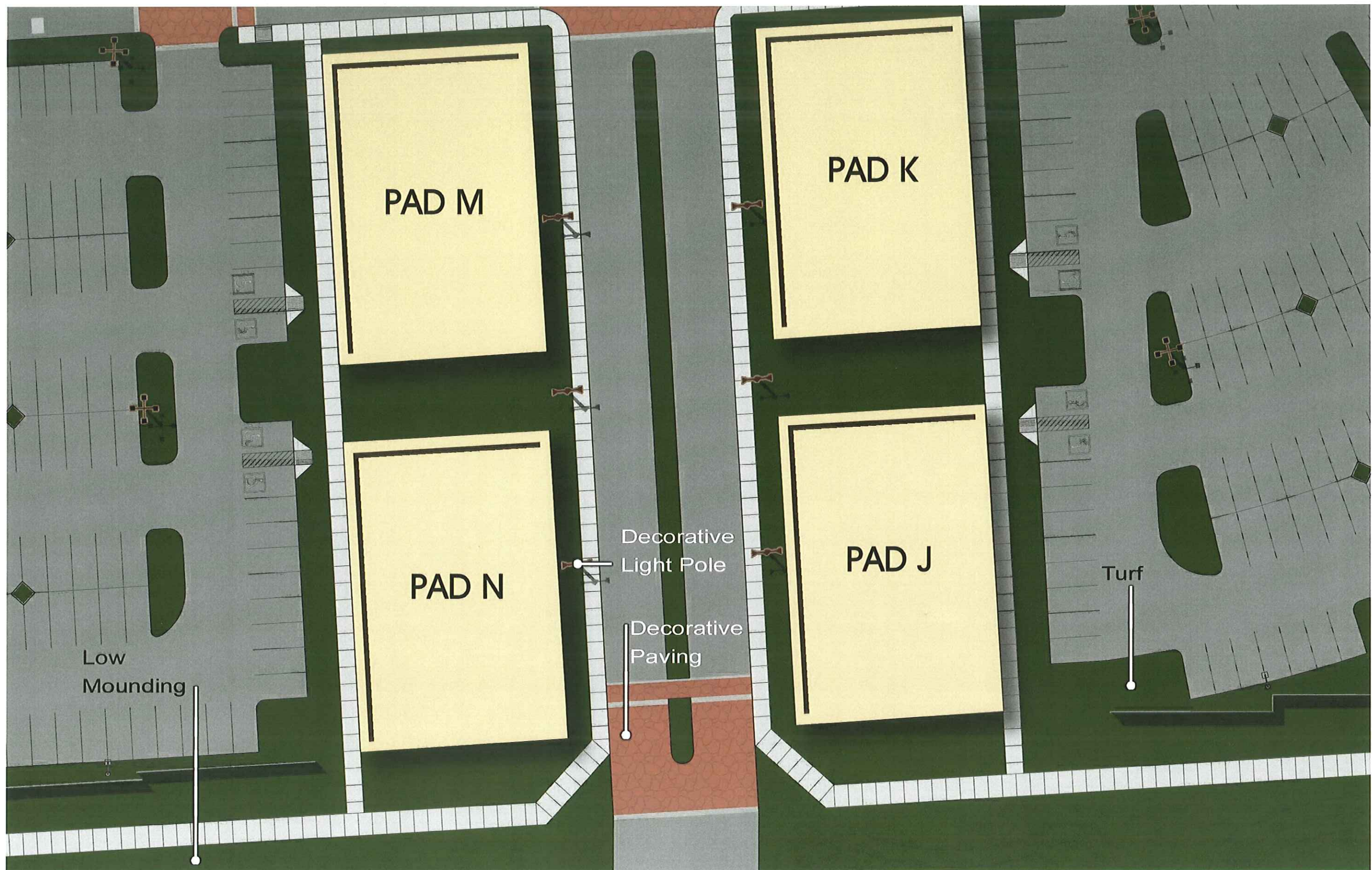


HARDSCAPE PLANS (MAJORS A, B, C, G, H, I)



ENTRY DRIVE AT YUMA ROAD AT SIGNAL





ENTRY DRIVE AT COTTON LANE (1/8 MILE)



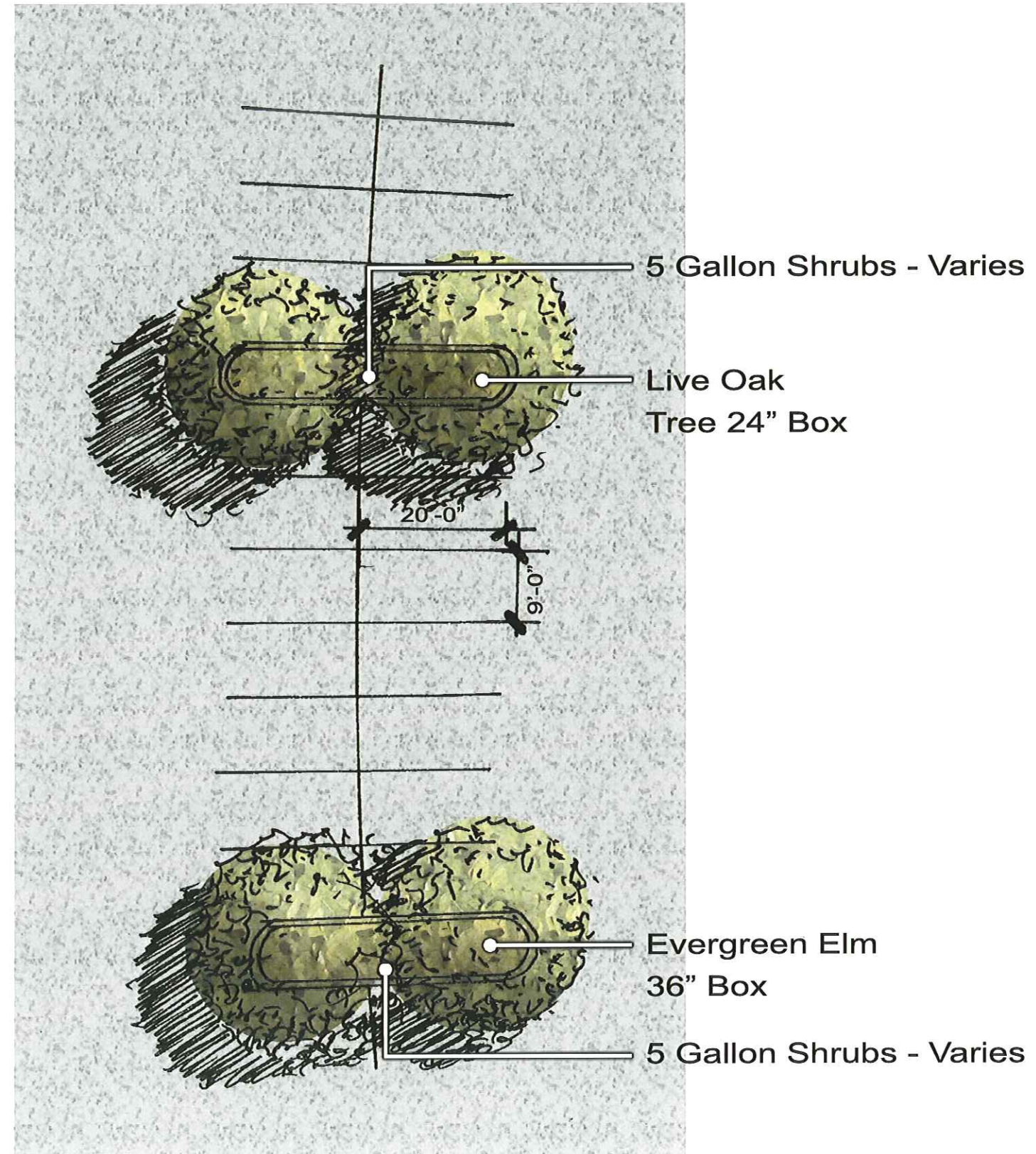
ENTRY DRIVE AT COTTON LANE (1/4 MILE)

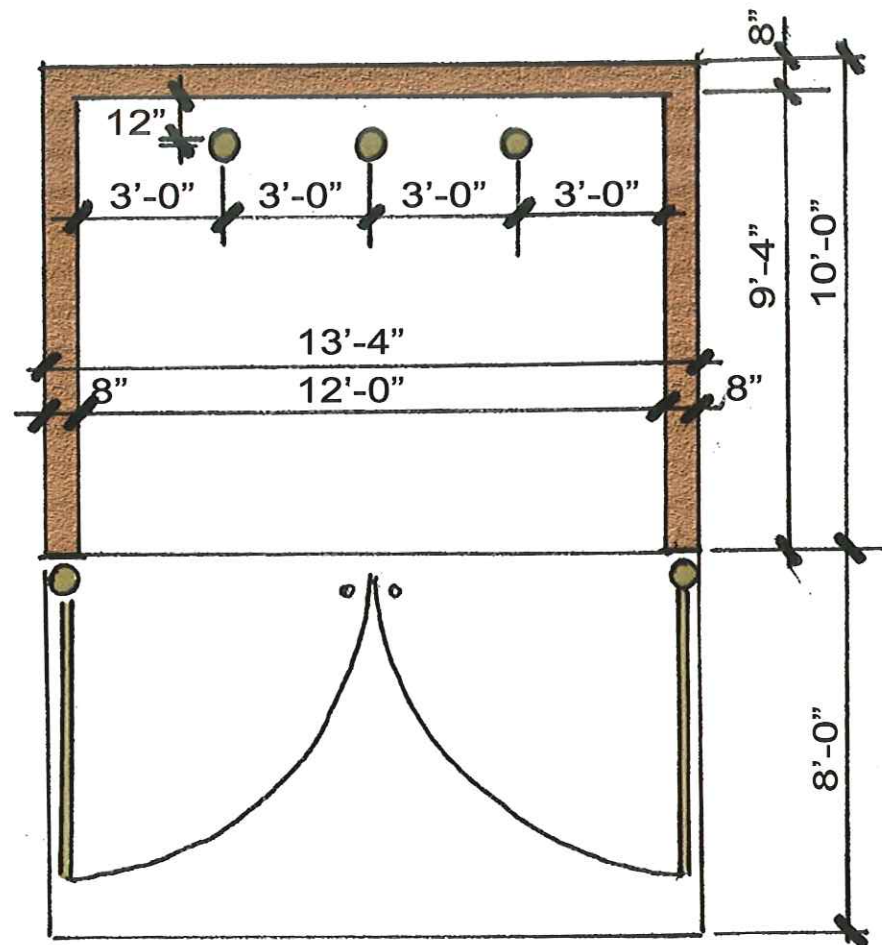


ENTRY DRIVE AT COTTON LANE (3/8 MILE)



TYPICAL FOUR WAY INTERSECTION





SPLIT-FACE C.M.U.
PTD "ROMAN BRICK"

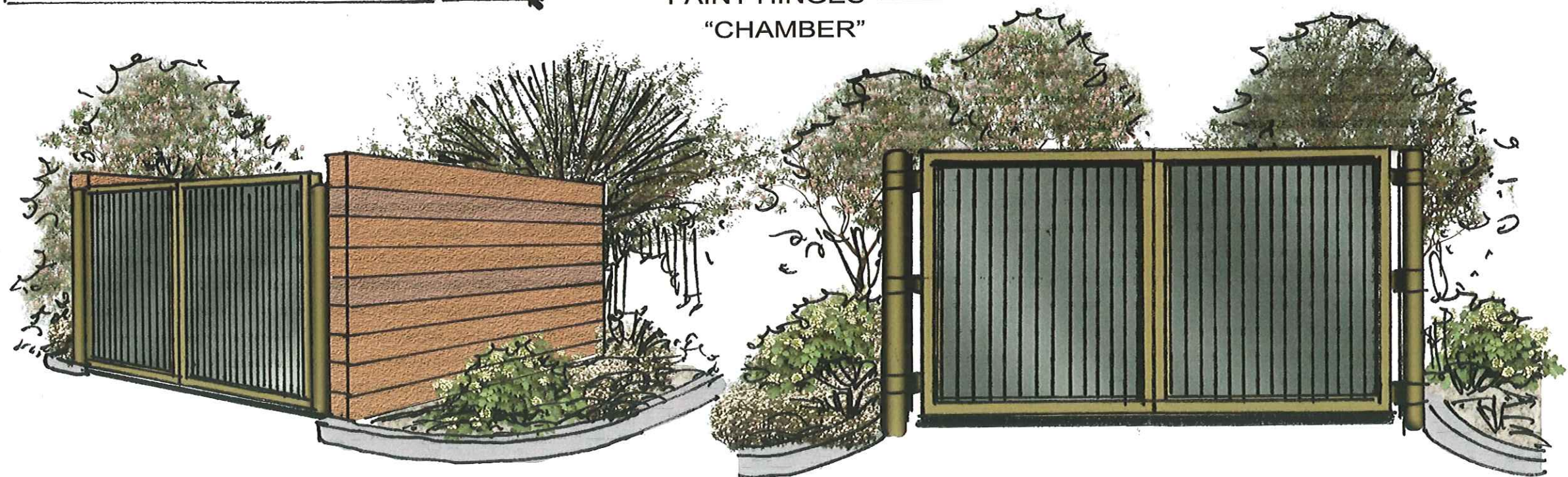
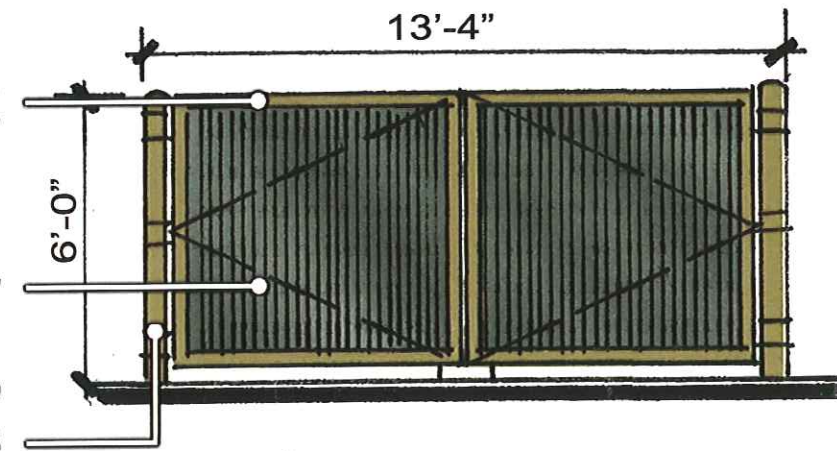
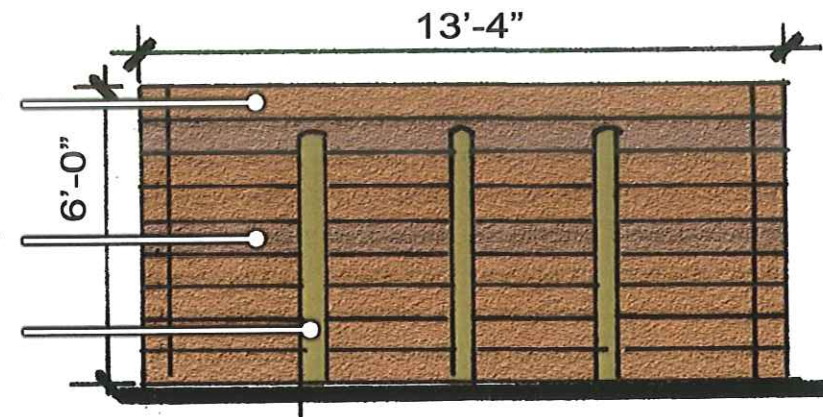
SMOOTH-FACE C.M.U.
PTD "TAUPETONE"

CONC. FILLED STL.
BOLLARD -
PTD "CHAMBER"

4x6 TS PERIM.
PAINT "CHAMBER"

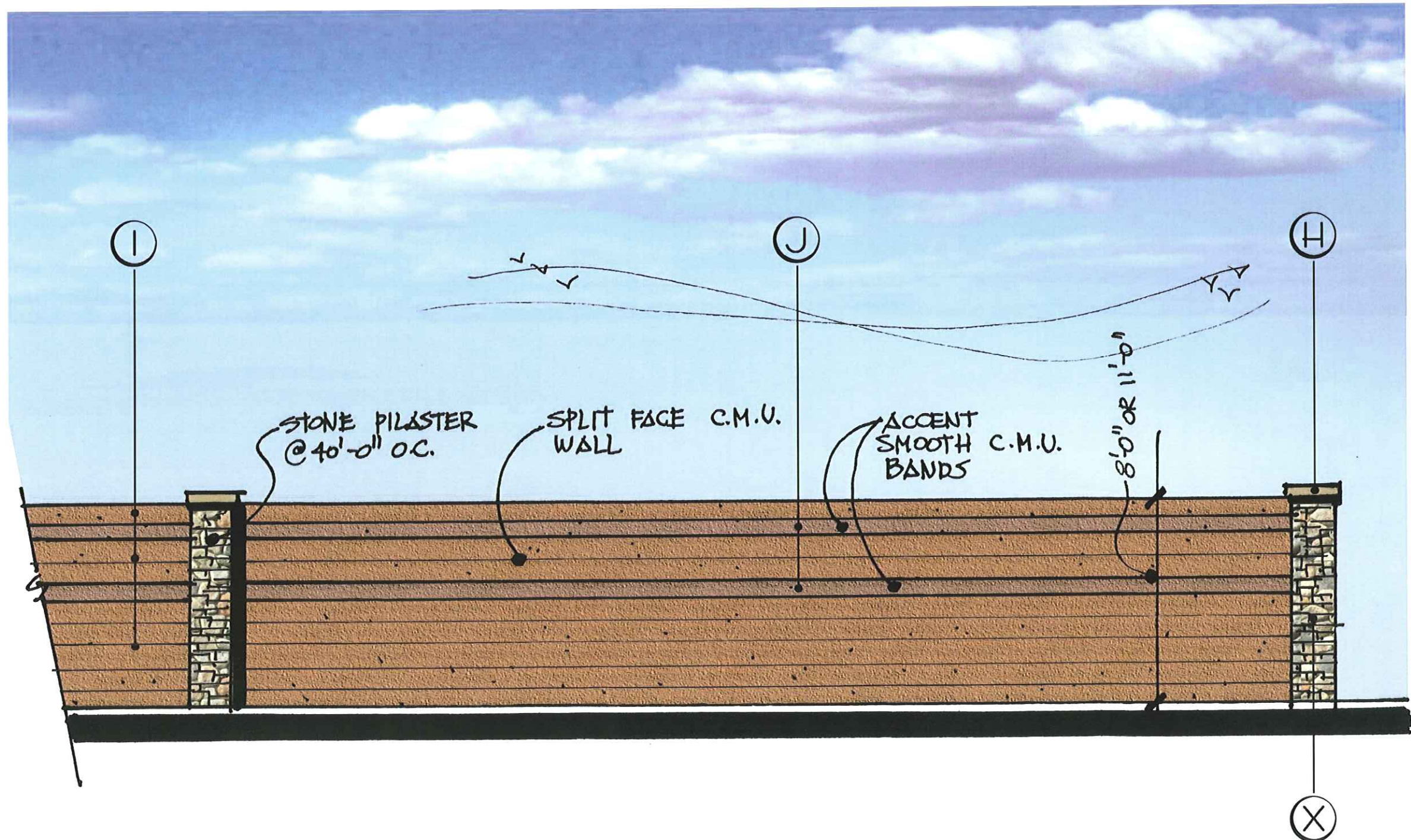
PAINT BACKING
"CYBERSPACE"

STEEL BOLLARD
PAINT HINGES
"CHAMBER"

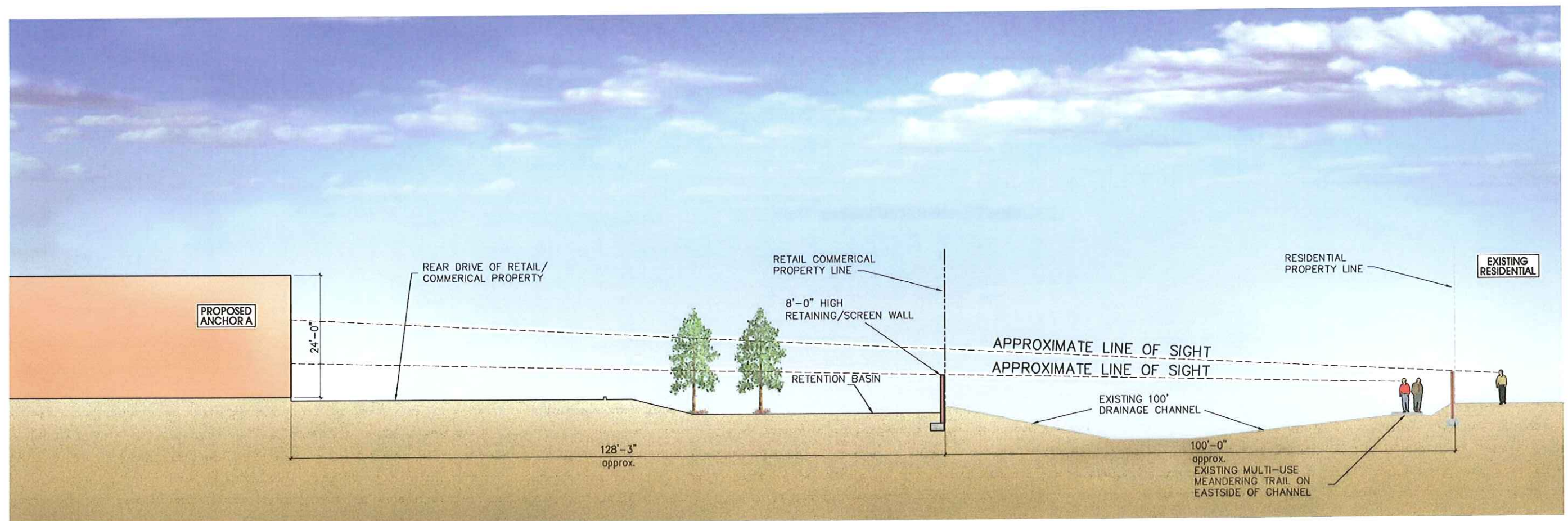




CART STORAGE AT PARKING LOT



EASTERN BOUNDARY SCREEN WALL



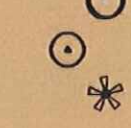
LINE OF SIGHT - ANCHOR "A"

CANYON TRAILS
TOWNE CENTER

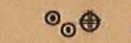
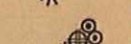
LANDSCAPE

Landscape Legend

TREES

	Specimen Tree	Swan Hill Olive	48" BOX
	Cercidium 'Hybrid' Desert Museum	Desert Museum Palo Verde	24" BOX
	Ulmus parvifolia	Evergreen Elm	36" BOX
	Quercus virginiana	Live Oak	24" BOX
	Prosopis glandulosa	Honey Mesquite	24" BOX
	Dalbergia sissoo	Sissoo Tree	24" BOX
	Pinus eldarica	Mondel Pine	24" BOX
	Thevetia peruviana	Lucky Nut	24" BOX
	Caesalpinia mexicana	Mexican Bird of Paradise	24" BOX
	Phoenix dactylifera	Date Palm	20 T. F.
	Agave species	Diamond Cut, Straight	15 GALLON
	Large accent	Agave	15 GALLON
		Accent	15 GALLON

SHRUBS & VINES 5 Gallon

	Dasyllirion wheeleri	Desert Spoon
	Caesalpinia mexicana	Mexican Bird of Paradise
	Chamaerops humilis	Mediterranean Fan Palm
	Phoenix roebelenii	Pygmy Date Palm
	Agave species	Agave
	Yucca species	Yucca
	Hesperaloe species	Hesperaloe
	Dasyllirion wheeleri	Desert Spoon
	Dasyllirion longissimum	Mexican Grass Tree
	Cereus peruvianus 'Monstrosus'	Peruvian Apple Cactus
	Bougainvillea species	Bougainvillea
	Calliandra californica	Baja Fairy Duster
	Cassia nemophila	Green Cassia
	Cassia phyllodinea	Silver Leaf Cassia
	Leucophyllum species	Texas Sage
	Eremophila 'Valentine'	Valentine Bush
	Muhlenbergia species	Deer Grass
	Buddleja marrubifolia	Butterfly Bush
	Simmondsia chinensis	Jojoba
	Tecoma stans 'Orange Jubilee'	Orange Jubilee
	Ruellia brittoniana	Ruellia
	Dodonaea viscosa 'Purpurea'	Purple Hop Bush
	Euphorbia biglandulosa	Golpher Plant
	Encelia farinosa	Brittlebush
	Caesalpinia pulcherrima	Red Bird of Paradise

GROUNDCOVER 1 Gallon

	Lantana montevidensis	Purple Trailing Lantana
	Lantana 'Gold Mound'	Gold Mound Lantana
	Ruellia brittoniana 'Katie'	Katie Ruellia
	Rosmarinus officinalis 'prostratum'	Prostrate Rosemary
	Wedelia trilobata	Yellow Dot

	Acaica redolens	Desert carpet
	Muhlenbergia rigens	deer grass

TURF

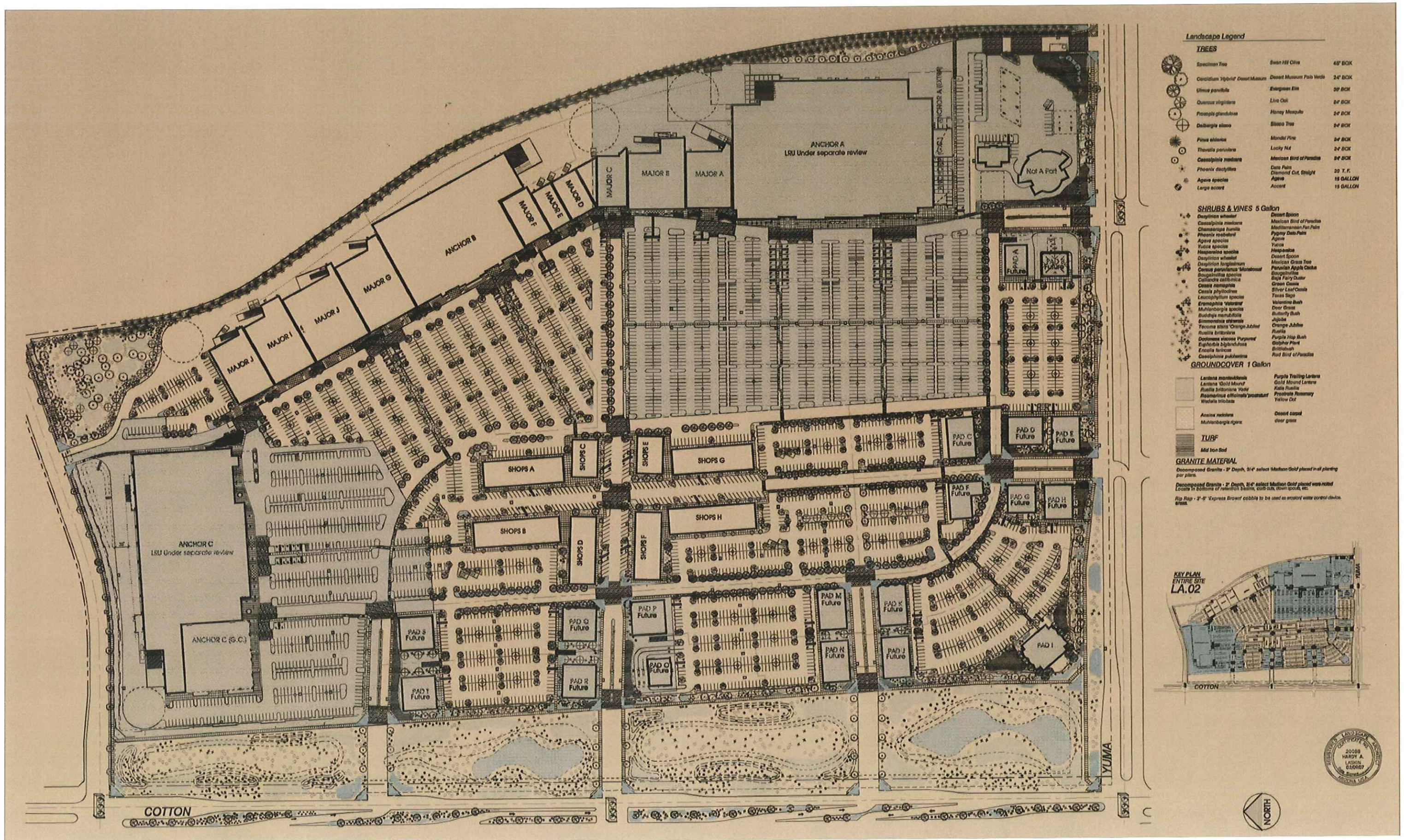
Mid Iron Sod

GRANITE MATERIAL

Decomposed Granite - 2" Depth, 3/4" select 'Madison Gold' placed in all planting per plans.

Decomposed Granite - 2" Depth, 3/4" select 'Madison Gold' placed were noted Locate in bottoms of retention basins, curb cuts, down spouts, etc.

Rip Rap - 3"-6" 'Express Brown' cobble to be used as erosion/ water control device. areas.



Landscape Legend

TREES

	Savanna Tree	48" BOX
	Cercidium 'Hybrid' Desert Museum Palo Verde	24" BOX
	Ulmus parvifolia	24" BOX
	Quercus virginiana	24" BOX
	Prosopis glandulosa	24" BOX
	Dalbergia ektze	24" BOX
	Pinus edulis	24" BOX
	Thurberia parvifolia	24" BOX
	Ceanothus leucodermis	24" BOX
	Phoenix dactylifera	20 T. F.
	Agave species	15 GALLON
	Large accent	15 GALLON

SHRUBS & VINES 5 Gallon

	Desert Spoon
	Mexican Bird of Paradise
	Chamaecyparis humilis
	Phoenix redbellied
	Agave species
	Yucca
	Hesperaloe
	Desert Spoon
	Mexican Grass Tree
	Peruvian Apple Cactus
	Bougainvillea
	Sage Fairy Duster
	Green Cane
	Silver Leaf Cane
	Texas Sage
	Valeriana Bush
	Deer Grass
	Butterfly Bush
	Jilisco
	Orange Jubilee
	Rustia
	Purple Hip Bush
	Gopher Plant
	Bottlebrush
	Red Bird of Paradise

GROUND COVER 1 Gallon

	Lantana montealemana
	Lantana Gold Mound
	Rustia britanica
	Rosa multiflora
	Wickstroemia
	Purple Trailing Lantana
	Gold Mound Lantana
	Kalia
	Prostrata Rosemary
	Yellow Dot
	Anisea
	Muhlenbergia
	Desert carpet
	deer grass

TURF

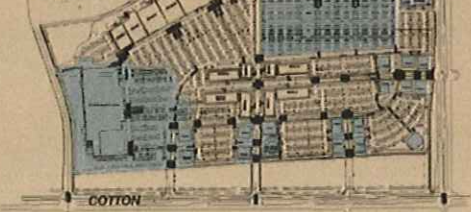
GRANITE MATERIAL

Decomposed Granite - 2" Depth, 3/4" select Medium Gold placed in all planting per plans.

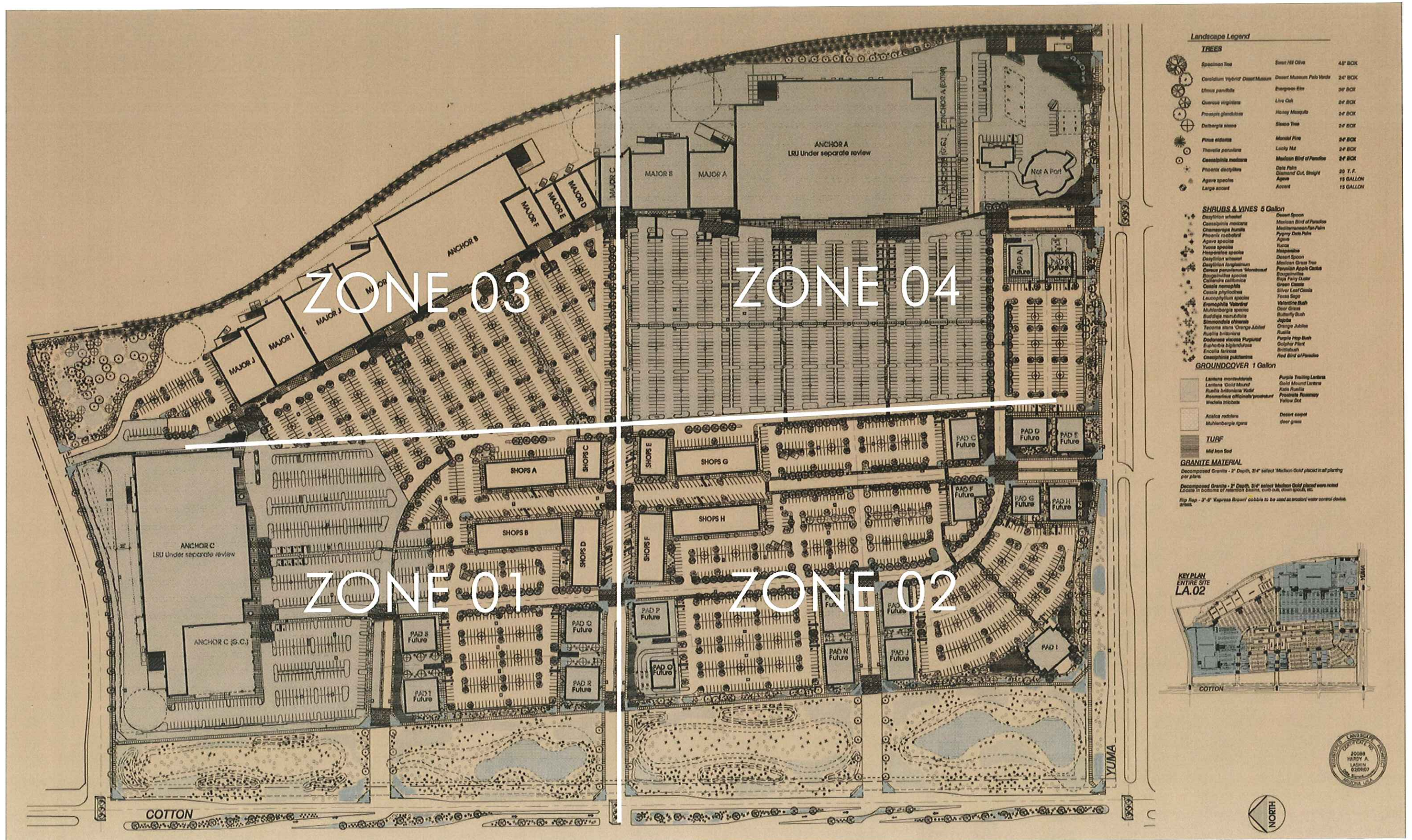
Decomposed Granite - 2" Depth, 3/4" select Medium Gold placed where noted. Locate in bottom of retention basins, curb cuts, down spouts, etc.

Rip Rap - 3'-6" Express Brown cobble to be used as erosion water control device areas.

**KEY PLAN
ENTIRE SITE
LA.02**



LANDSCAPE PLAN



Landscape Legend

TREES

Specimen Tree	Sweet Fig Olive	48" BCK
Carotium Hybrid Desert Museum	Desert Museum Palo Verde	24" BCK
Ulmus parvifolia	Evergreen Elm	36" BCK
Quercus virginiana	Live Oak	24" BCK
Prosopis glandulosa	Honey Mesquite	24" BCK
Delonix regia	Sienna Tree	24" BCK
Pinus edulis	Monterey Pine	24" BCK
Thaunus parvifolia	Lucky Mt	24" BCK
Ceanothus leucodermis	Mexican Bird of Paradise	24" BCK
Phoenix dactylifera	Date Palm	20 T.F.
Agave species	Diamond Cut, Straight	15 GALLON
Large accent	Accent	15 GALLON

SHRUBS & VINES 6 Gallon

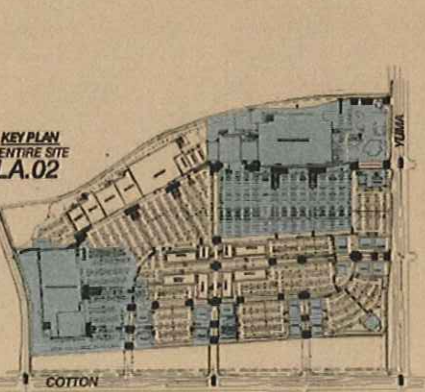
Desert Spoon	Desert Spoon
Medicinal Bird of Paradise	Medicinal Bird of Paradise
Pygmy Date Palm	Pygmy Date Palm
Agave	Agave
Yucca	Yucca
Desert Spoon	Desert Spoon
Mexican Green Tree	Mexican Green Tree
Parasitic Apple Cactus	Parasitic Apple Cactus
Boxwood	Boxwood
Baya Fairy Duster	Baya Fairy Duster
Green Cassia	Green Cassia
Silver Leaf Cassia	Silver Leaf Cassia
Texas Sage	Texas Sage
Valentine Bush	Valentine Bush
Deer Grass	Deer Grass
Butterfly Bush	Butterfly Bush
Japane	Japane
Orange Jubilee	Orange Jubilee
Ruellia	Ruellia
Purple Hop Bush	Purple Hop Bush
Golden Plant	Golden Plant
Britannia	Britannia
Red Bird of Paradise	Red Bird of Paradise

GROUND COVER 1 Gallon

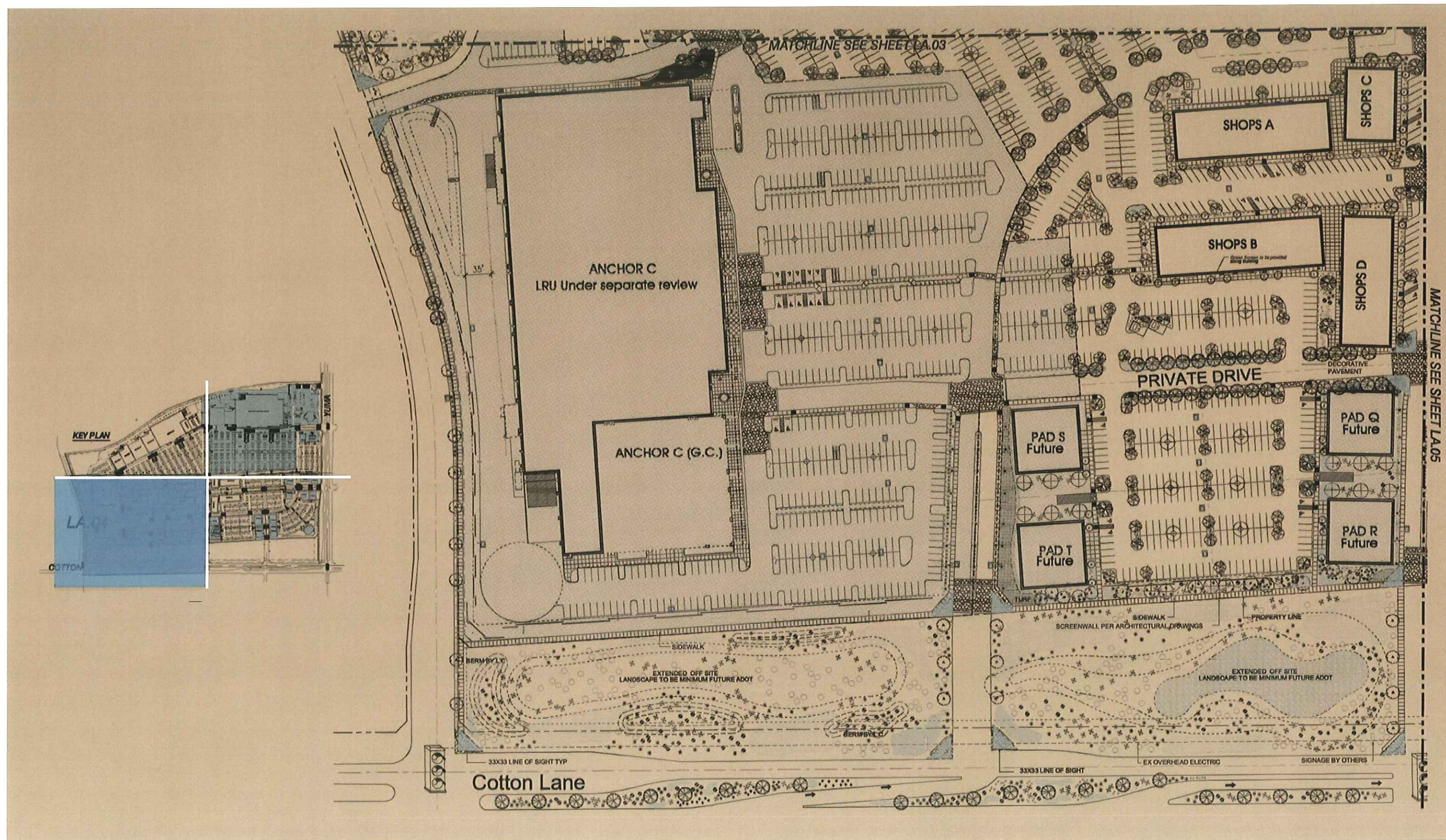
Lantana montevidensis	Purple Trailing Lantana
Lantana Gold Mount	Gold Mount Lantana
Ruellia brittoniana	Kate Ruellia
Rosemary officinalis	Prostrate Rosemary
Wickstroemia	Yellow Dill
Arabis	Desert carpet
Muhlenbergia rigida	desert grass

TURF
Mid Iron Sod

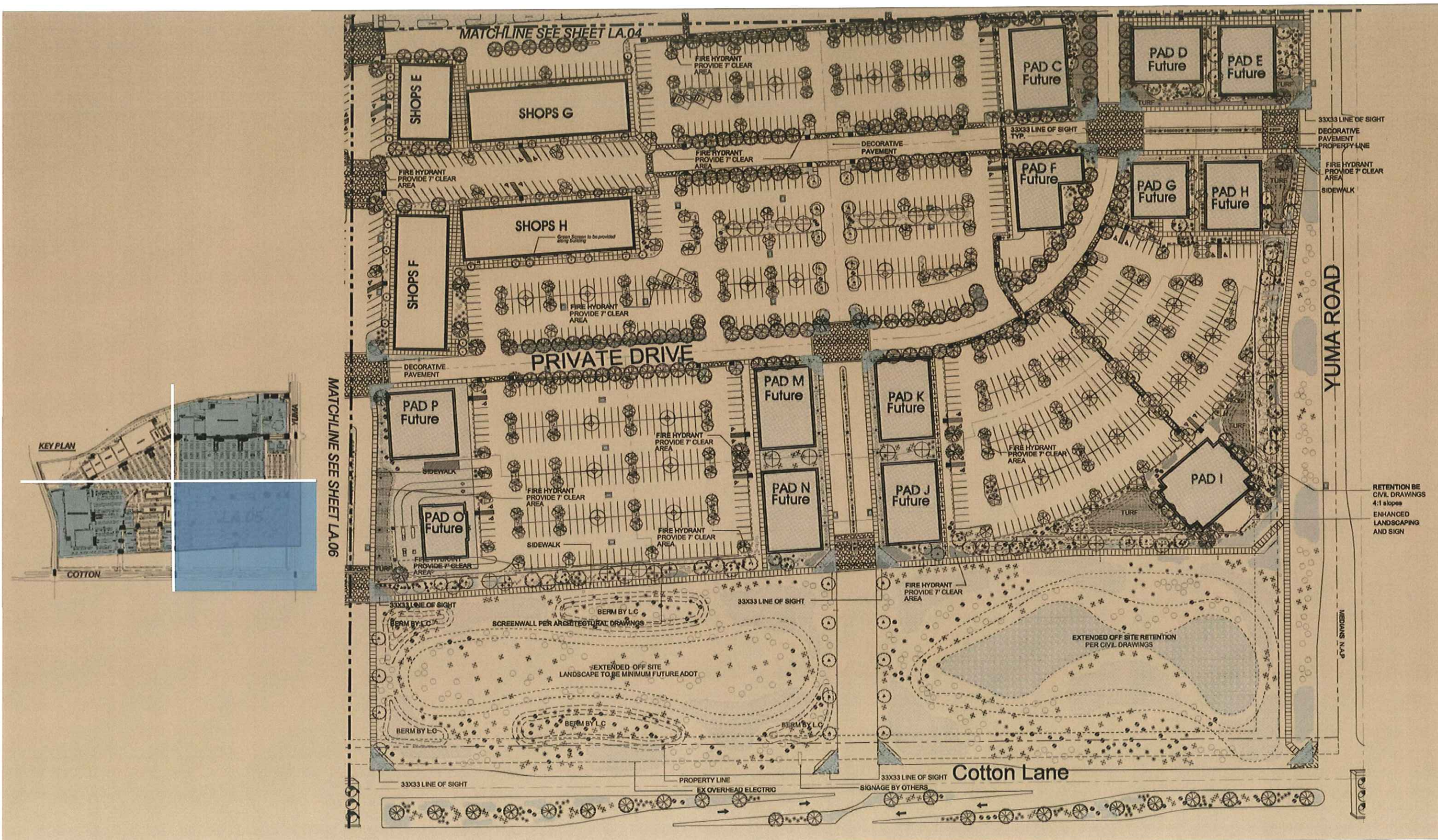
GRANITE MATERIAL
Decomposed Granite - 3" Depth, 3/4" select Medium Gold placed in all planting per plans.
Decomposed Granite - 3" Depth, 3/4" select Medium Gold placed in all planting per plans.
Locate in bottom of retention basins, curb out, down spouts, etc.
Rip Rap - 3"-8" Express Brown cobble to be used as erosion water control device.



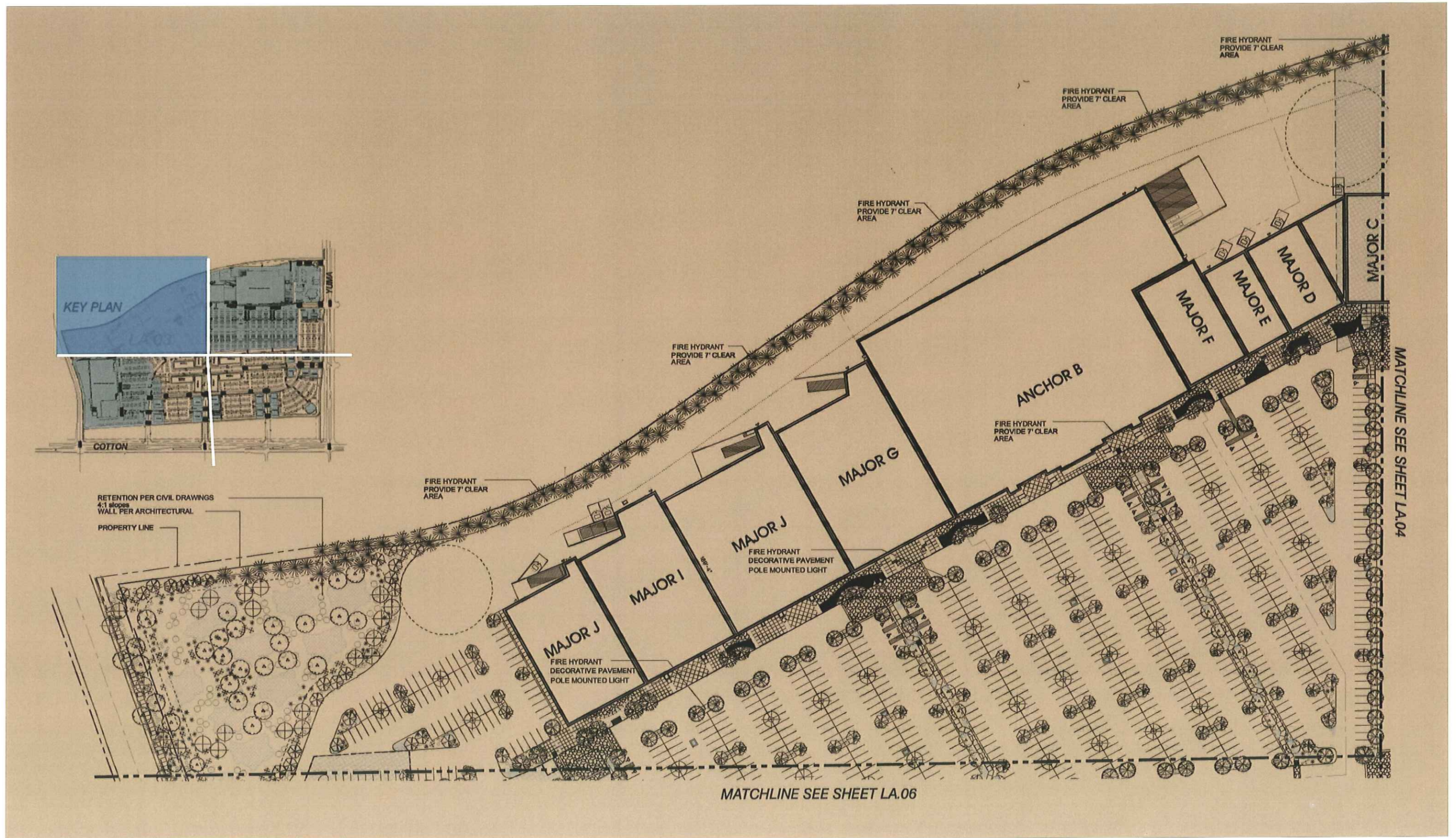
LANDSCAPE KEY PLAN



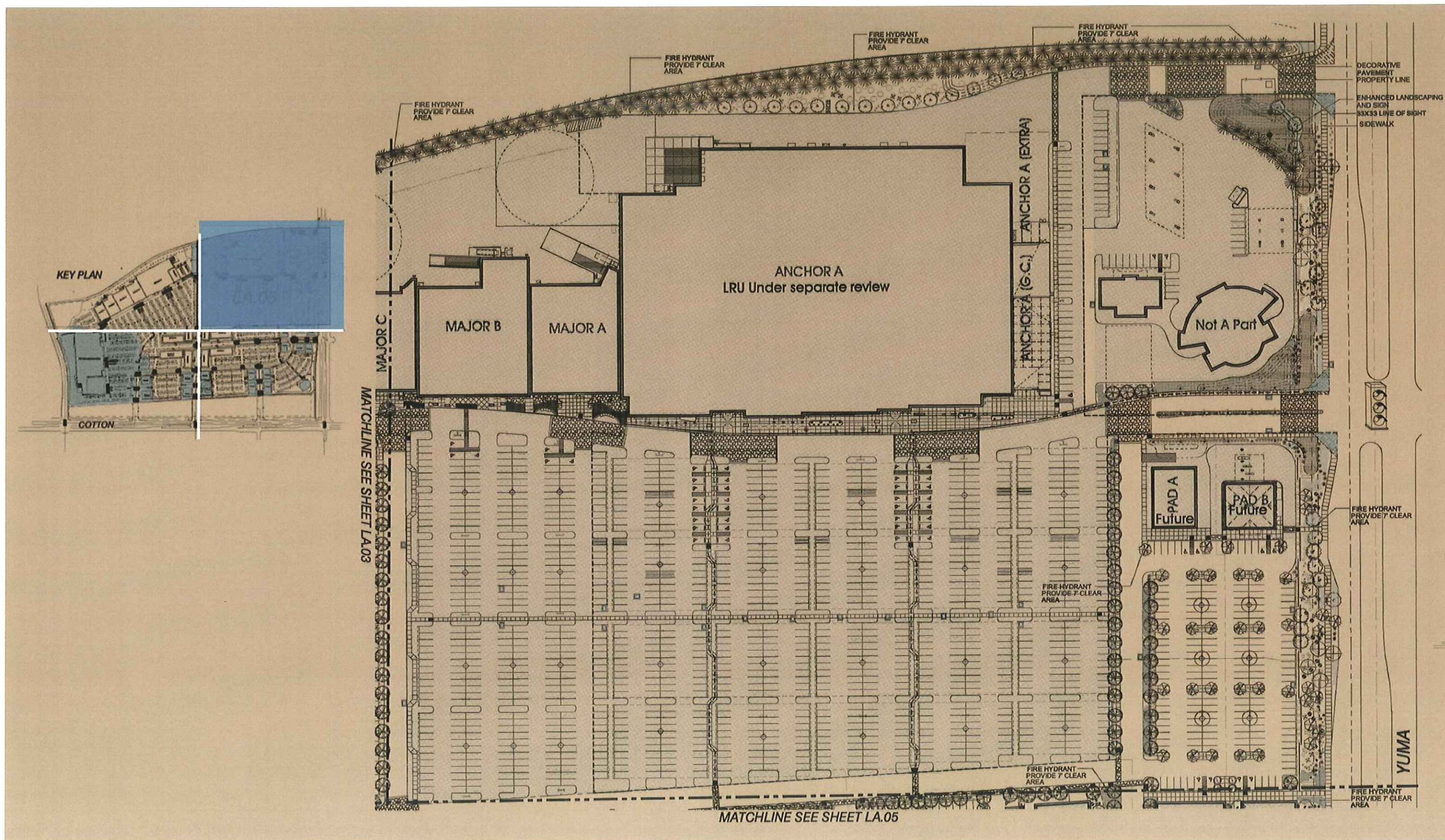
LANDSCAPE PLAN (QUADRANT 1)



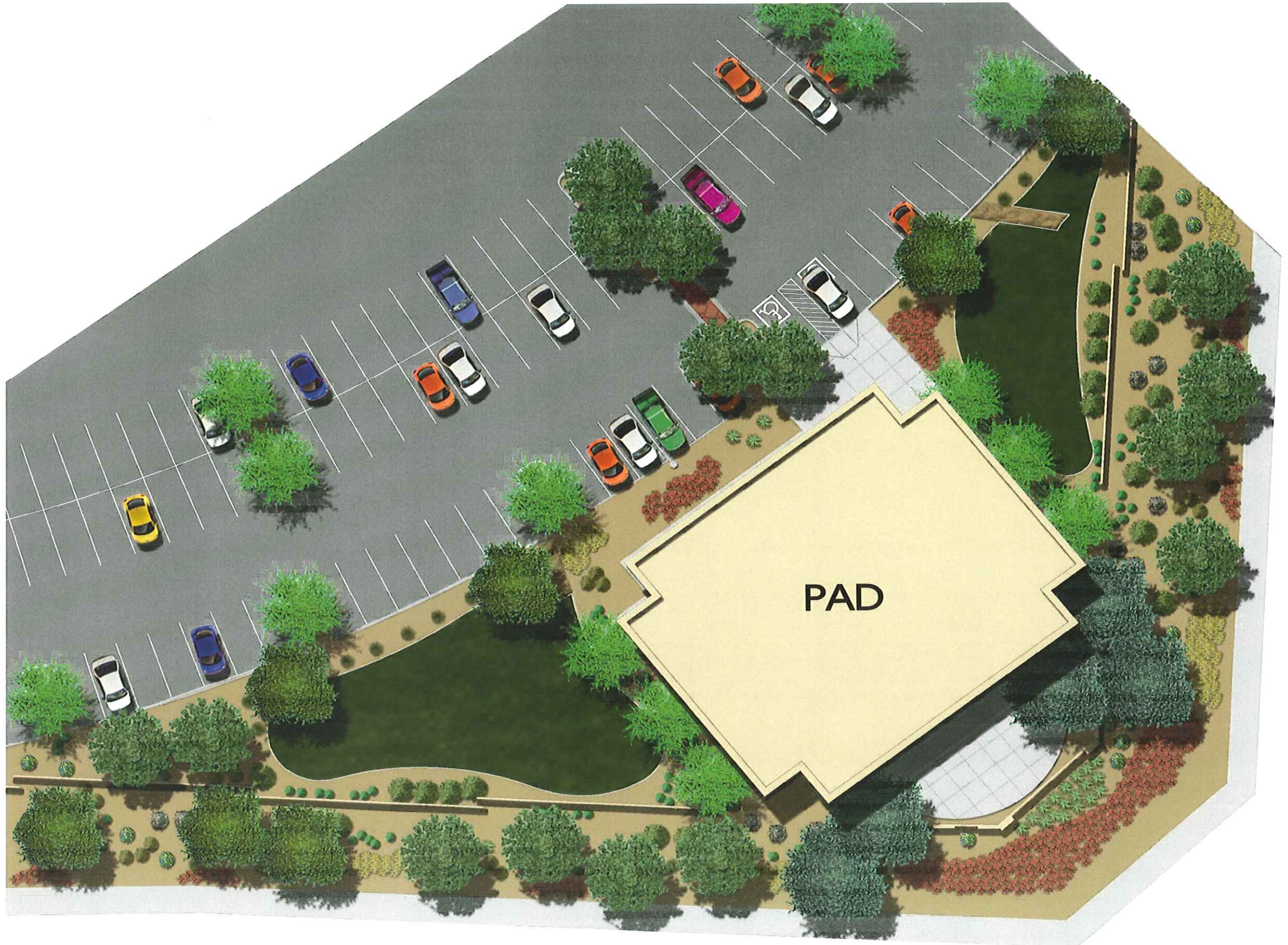
LANDSCAPE PLAN (QUADRANT 2)



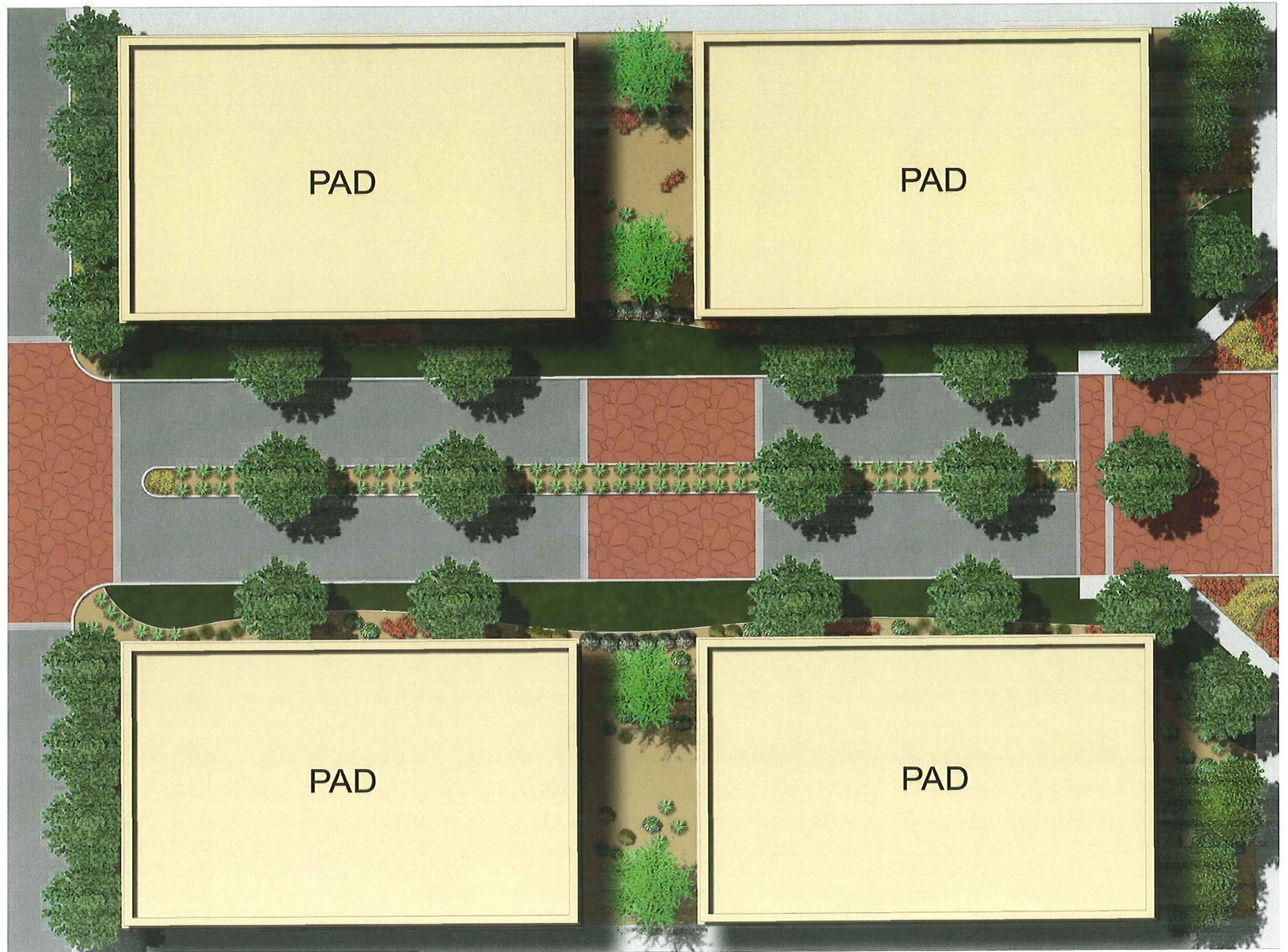
LANDSCAPE PLAN (QUADRANT 3)



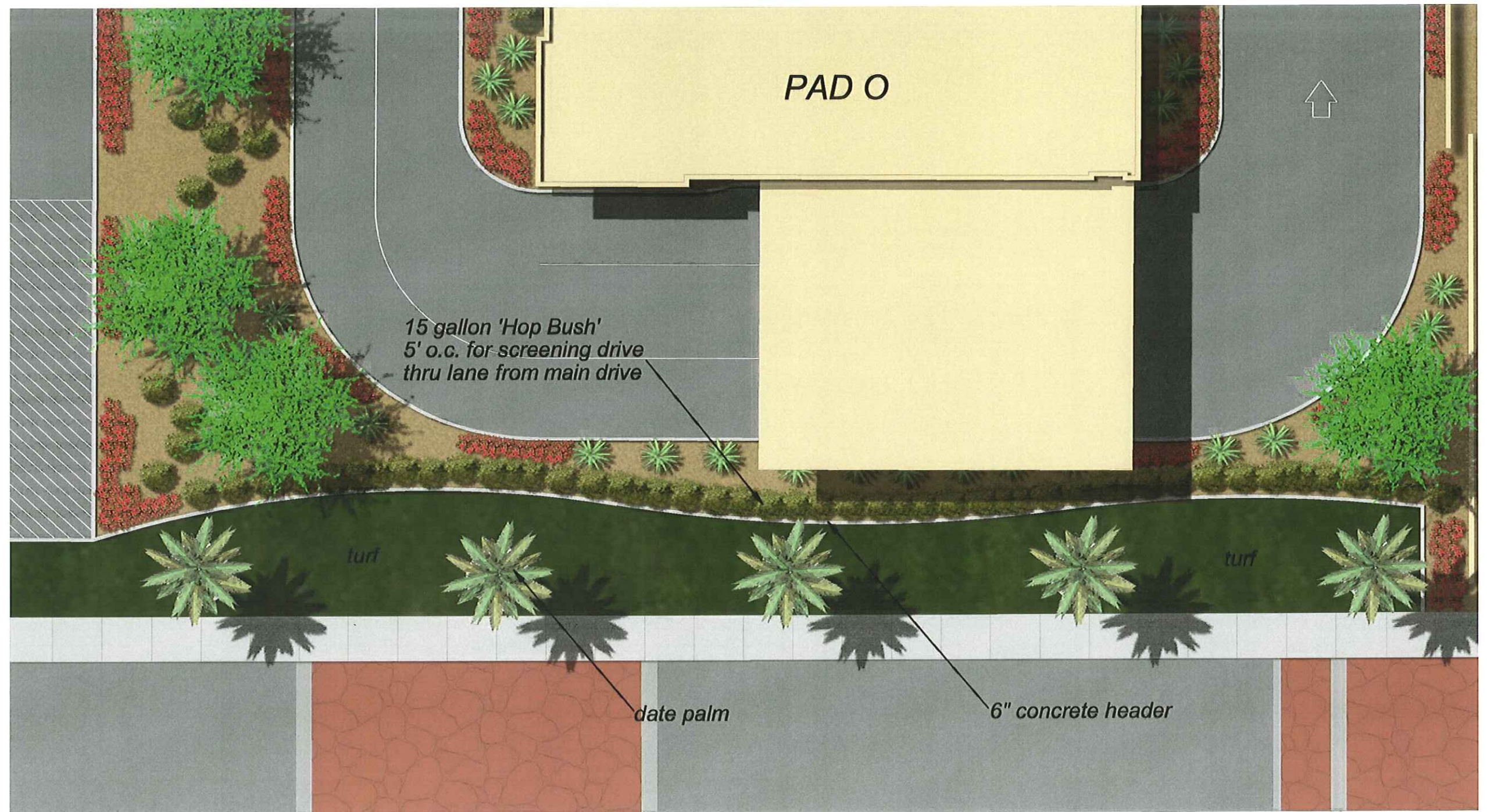
LANDSCAPE PLAN (QUADRANT 4)



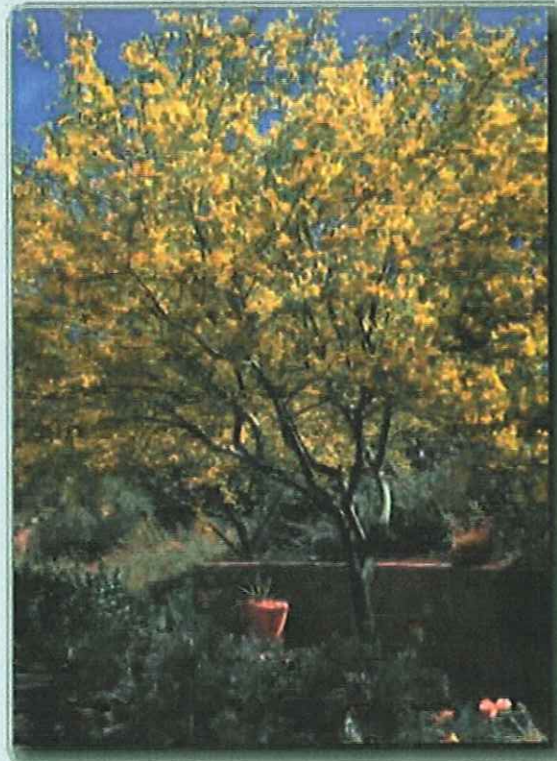
LANDSCAPE EXHIBIT AT CORNER



LANDSCAPE EXHIBIT AT ENTRY



PROPOSED LANDSCAPE SCREENING AT DRIVE THRU - PAD "O"



Desert Museum Palo Verde
Cercidium 'Hybrid' Desert Museum

Size: 25' tall by 25' wide

Flower Color: Yellow

Blooming Season: Spring

Growth Rate: Fast

Description: This thornless Palo verde is an excellent shade tree and profuse bloomer. It's upright growth pattern is ideal for use next to pedestrian sidewalks and seating areas.



Ulmus parvifolia
Evergreen Elm

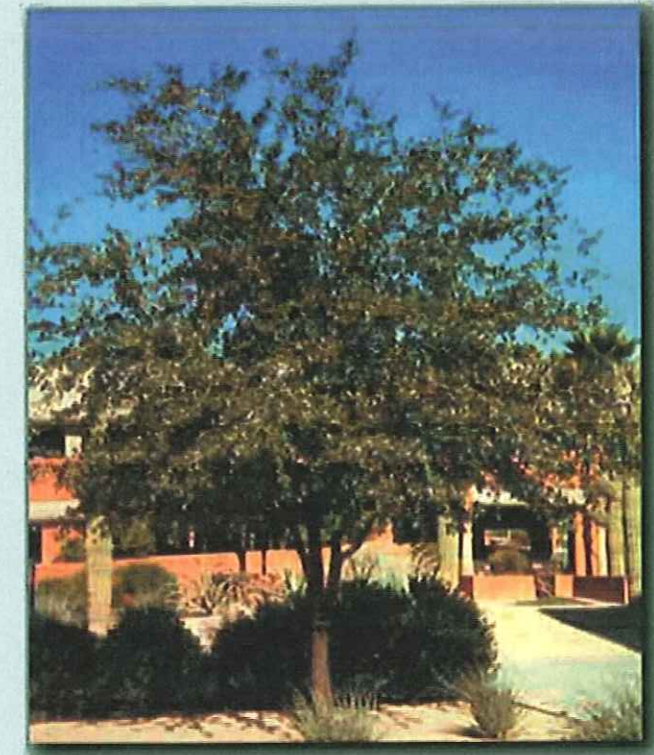
Size: 24' tall by 30' wide

Flower Color: None

Blooming Season: N/A

Growth Rate: Moderate

Description: The wide canopy of the Evergreen Elm provides a great amount of shade in the Desert Southwest. The deep green foliage and bark texture adds depth and character to the landscape, whether it is placed in formal rows or groupings.



Quercus virginiana
Live Oak

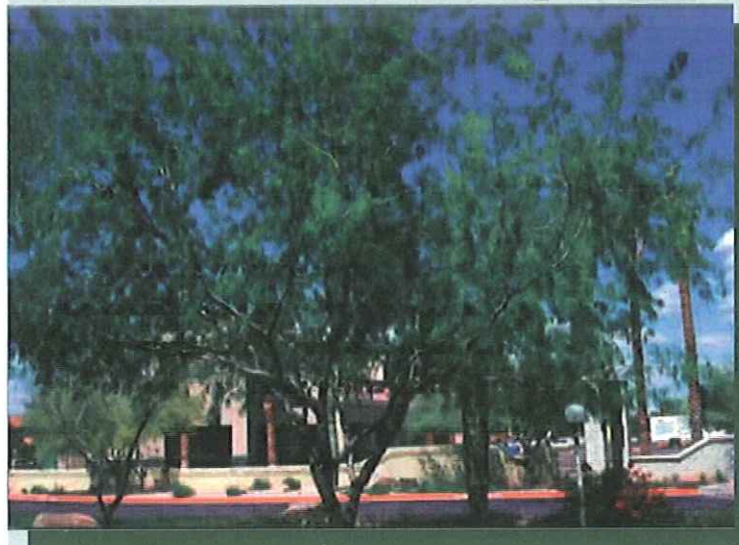
Size: 25' tall by 25' wide

Flower Color: None

Blooming Season: N/A

Growth Rate: Moderate

Description: A low water use tree with lush foliage, the Live Oak's wide canopy provides good shade for pedestrian and vehicular spaces.



Thornless Honey Mesquite

Prosopis glandulosa

Size: 20' tall by 30' wide

Flower Color: White

Blooming Season: Spring

Growth Rate: Moderate

Description: The Thornless Honey Mesquite's open canopy provides excellent shade while its multitrunked, spreading habit creates unique trunk growth patterns.



Blue Palo Verde

Parkinsonia florida

Size: 25' tall by 30' wide

Flower Color: Yellow

Blooming Season: Spring

Description: The Blue Palo Verde has a moderate growth rate, with a rounded structure, covered in clusters of blossoms during the spring.



Sweet Acacia

Acacia Farnesiana

Size: 25' tall by 20' wide

Flower Color: Yellow

Blooming Season: Spring

Description: A hearty tree with a V shape has a fast growth rate is very fragrant in the spring while also displaying yellow orange puffballs



Thevetia peruviana
Yellow Oleander

Size: 15' tall by 15' wide

Flower Color: Yellow

Blooming Season: Summer, Fall

Growth Rate: Moderate

Description: Glossy leaves with yellow trumpet shaped flowers.



Mexican Bird of Paradise
Caesalpinia mexicana

Size: 15' tall by 10' wide

Flower Color: Yellow

Blooming Season: Yearly

Growth Rate: Moderate

Description: A small evergreen accent tree with thornless branches and long 6 inch flower clusters.



Dahlbergia sissoo
Sissoo Tree

Size: 40' tall by 30' wide

Flower Color: Pale Yellow

Blooming Season: Spring

Growth Rate: Moderate

Description: Moderate water use, and a low litter rate.



Phoenix Date Palm
Phoenix dactylifera



Mexican Grass Tree
Dsyllirion longissimum



Desert Spoon
Dasyllirion wheeleri



Agave species
Agave



Yucca species
Yucca



Hesperaloe species
Hesperaloe



Peruvian Apple Cactus
Cereus peruviana 'Monstrosus'



Bougainvillea species
Bougainvillea



Muhlenbergia species
Deer Grass



Leucophyllum frutescens 'Green Cloud'
Green Cloud Sage



Simmondsia chinensis
Jojoba



Tecoma stans 'Orange Jubilee'
Orange Jubilee



Hesperaloe species
Hesperaloe



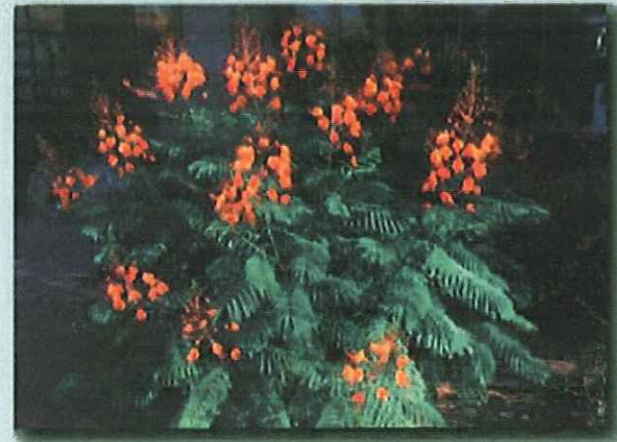
Eremophila maculata 'Valentine'
Valentine Bush



Dodonea viscosa 'Purpurea'
Purple Hop Bush



Encelia farinosa
Brittlebush



Caesalpinia pulcherrima
Red Bird of Paradise



Lantana montevidensis
Purple Trailing Lantana



Lantana 'Gold Mound'
Gold Mound Lantana



Ruellia brittoniana 'Katie'
Katie Ruellia



Rosmarinus officinalis 'prostratum'
Prostrate Rosemary



Wedelia trilobata
Yellow Dot