



WATER QUALITY BASIN WITH NATIVE GRASSES

TRACT NO. 4363

LOW WATER SCREENING TREE & SHRUBS TO BE HOA MAINTAINED

STREET TREE (TYPICAL)

LOW WATER PARKWAY LANDSCAPE, HOA MAINTAINED

6' HIGH TAN SLUMP STONE WALL WITH CAP AND PILASTERS

TRACT NO. 4363

PUBLIC SIDEWALK

ACCENT ENTRY TREE AT CORNERS

PRODUCTION DRIVEWAYS (TYPICAL)

STREET TREE (TYPICAL)

6' HIGH TAN PRECISION BLOCK WALL

FRONT YARD AREA TOTALS												
LOT #	LANDSCAPE PERCENTAGE	TOTAL SQ. FT.										
1	57% (380 sq. ft)	665 sq. ft	16	59% (418 sq. ft)	713 sq. ft	31	47% (262 sq. ft)	559 sq. ft	46	57% (387 sq. ft)	675 sq. ft	
2	63% (491 sq. ft)	780 sq. ft	17	65% (511 sq. ft)	788 sq. ft	32	60% (410 sq. ft)	685 sq. ft	47	59% (415 sq. ft)	705 sq. ft	
3	59% (417 sq. ft)	705 sq. ft	18	61% (461 sq. ft)	753 sq. ft	33	57% (388 sq. ft)	675 sq. ft	48	57% (387 sq. ft)	675 sq. ft	
4	63% (491 sq. ft)	780 sq. ft	19	61% (468 sq. ft)	762 sq. ft	34	58% (411 sq. ft)	705 sq. ft	49	58% (411 sq. ft)	705 sq. ft	
5	59% (417 sq. ft)	705 sq. ft	20	57% (382 sq. ft)	676 sq. ft	35	56% (381 sq. ft)	675 sq. ft	50	56% (381 sq. ft)	675 sq. ft	
6	63% (491 sq. ft)	780 sq. ft	21	65% (510 sq. ft)	780 sq. ft	36	58% (411 sq. ft)	705 sq. ft	51	59% (409 sq. ft)	695 sq. ft	
7	59% (390 sq. ft)	675 sq. ft	22	59% (418 sq. ft)	714 sq. ft	37	56% (381 sq. ft)	675 sq. ft				
8	63% (491 sq. ft)	780 sq. ft	23	56% (381 sq. ft)	675 sq. ft	38	59% (417 sq. ft)	705 sq. ft				
9	59% (417 sq. ft)	705 sq. ft	24	59% (413 sq. ft)	706 sq. ft	39	56% (381 sq. ft)	675 sq. ft				
10	55% (334 sq. ft)	609 sq. ft	25	56% (381 sq. ft)	683 sq. ft	40	60% (440 sq. ft)	731 sq. ft				
11	80% (591 sq. ft)	735 sq. ft	26	58% (411 sq. ft)	709 sq. ft	41	56% (380 sq. ft)	675 sq. ft				
12	56% (381 sq. ft)	675 sq. ft	27	57% (387 sq. ft)	679 sq. ft	42	58% (411 sq. ft)	705 sq. ft				
13	29% (127 sq. ft)	433 sq. ft	28	58% (411 sq. ft)	705 sq. ft	43	58% (410 sq. ft)	701 sq. ft				
14	56% (386 sq. ft)	690 sq. ft	29	57% (387 sq. ft)	675 sq. ft	44	56% (381 sq. ft)	675 sq. ft				
15	65% (511 sq. ft)	785 sq. ft	30	60% (429 sq. ft)	712 sq. ft	45	58% (411 sq. ft)	705 sq. ft				

NOTE: Area totals and percentages are calculated based off of the area between the front lot line and 15' setback in each of the lot's front yards.

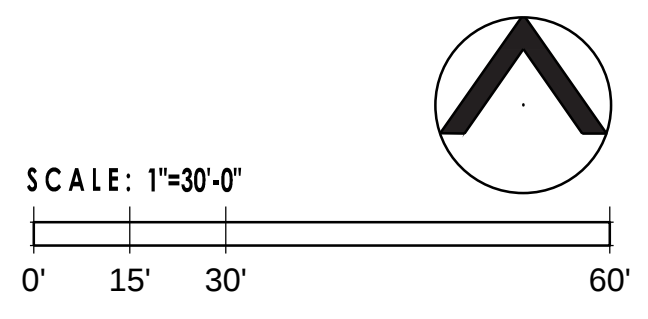
SYMBOL	USAGE/TYPE	BOTANICAL NAMES	BOTANICAL NAMES	SIZE
PARK TREES				
	EVERGREEN SHADE	SCHINUS MOLLE	CALIFORNIA PEPPER	48" BOX
	EVERGREEN SCREEN	TRISTANIA CONFERTA	BRISBANE BOX	36" BOX
	DECIDUOUS ACCENT	CERCIS OCCIDENTALIS TABEBUIA IMPETIGINOSA	WESTERN REDBUD PINK TRUMPET TREE	24" BOX 24" BOX
PRODUCTION TREES				
	DECIDUOUS ACCENTS	LAGERSTROEMIA INDICA 'MUSKOGEE'	MUSKOGEE CRAPE MYRTLE	24" BOX
	EVERGREEN SCREEN	TRISTANIA CONFERTA	BRISBANE BOX	24" BOX
	EVERGREEN STREET	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	24" BOX
	FRONT YARD TREES	ARBUTUS 'MARINA' MAGNOLIA GRANDIFLORA 'LITTLE GEM' PISTACIA CHINENSIS	MARINA ARBUTUS LITTLE GEM MAGNOLIA CHINESE PISTACHE	24" BOX 24" BOX 24" BOX
HOA LOTS & PARK				
	LARGE SHRUBS 3'-6" HEIGHT BACKGROUND PLANTING	OLEA EUROPAEA 'LITTLE OLLIE' PITTOSPORUM EUGENIODES 'VARIEGATA' PRUNUS CAROLINIANA 'BRIGHT 'N TIGHT' PYRACANTHA COCCINEA VIBURNUM TINUS ROSA BANKSIAE WHITE BUDDLEJA DAVIDII SALVIA LEUCANTHA	DWARF OLIVE PITTOSPORUM CAROLINA LAUREL CHERRY FIRETHORN LAURUSTINUS WHITE LADY BANK'S ROSE BUTTERFLY BUSH MEXICAN BUSH SAGE	15 GAL. 15 GAL. 5 GAL. 5 GAL. 5 GAL. 5 GAL. 5 GAL.
	MEDIUM SHRUBS 2'-4" HEIGHT MIDDEGROUND PLANTING	AGAVE ATTENUATA 'VARIEGATA' ALOE STRIATA ANIGOZANTHOS HYBRIDS 'BUSH GOLD' BOUGAINVILLEA 'MONKA' CALLISTEMON VIMINALIS 'LITTLE JOHN' LANTANA 'NEW GOLD' MUHLBERGIA CAPILLARIS 'REGAL MIST' RHAPHIOLEPIS INDICA 'PINK LADY' ROSMARINUS OFF. 'HUNTINGTON CARPET'	VARIEGATED FOX TAIL AGAVE CORAL ALOE KANGAROO PAW MONKA BOUGAINVILLEA LITTLE JOHN CALLISTEMON NEW GOLD LANTANA REGAL MIST DEER GRASS PINK LADY INDIAN HAWTHORNE HUNTINGTON CARPET ROSEMARY	5 GAL. 5 GAL. 5 GAL. 5 GAL. 5 GAL. 5 GAL. 5 GAL. 5 GAL.
	LOW SHRUBS & GROUNDCOVER 6"-2" HEIGHT FOREGROUND PLANTING	LOMANDRA BREEZE CARISSA MACROCARPA 'GREEN CARPET' DELOSPERMA LITORALE DIANELLA TASMANICA 'SILVER STREAK' JUNIPERUS HORIZONTALIS 'BLUE CHIP' SENECIO SPECIES ACACIA REDOLENS 'LOW BOY'	DWARF MAT RUSH NATAL PLUM WHITE TRAILING ICE PLANT SILVER STREAK FLAX LILY BLUE CHIP CREEPING JUNIPER BLUE CHALKSTICKS LOW BOY ACACIA	1 GAL. 1 GAL. FLATS 1 GAL. 1 GAL. FLATS 1 GAL.
	WATER QUALITY BASIN	BOUGAINVILLEA 'MONKA' BOUGAINVILLEA 'RASPBERRY ICE' BOULELOUA GRACILIS CALLISTEMON VIMINALIS 'LITTLE JOHN' LANTANA 'NEW GOLD' MYOPORUM PARVIFOLIUM 'PUTAH CREEK' RHAPHIOLEPIS INDICA 'PINK LADY' VIBURNUM TINUS	MONKA BOUGAINVILLEA RASPBERRY BOUGAINVILLEA BLUE GRAMA GRASS LITTLE JOHN CALLISTEMON NEW GOLD LANTANA PUTAH CREEK MYOPORUM PINK LADY INDIAN HAWTHORNE LAURUSTINUS	5 GAL. 15 GAL. 1 GAL. 5 GAL. 5 GAL. 1 GAL. 5 GAL. 5 GAL.
PARKWAYS, FRONT AND BACK YARDS				
	TO BE HOMEOWNER INSTALLED AND MAINTAINED			

DEVELOPER INSTALLED LANDSCAPE AREA TOTALS

LOT	TOTAL SQ. FT.
LANDSCAPE AREAS ALONG LOTS (1,10, 22, 31, 32,40, 43 and 51)	6,042 sq. ft
WATER QUALITY LOT:	5,407 sq. ft

PROPOSED LOCATIONS FOR MAILBOXES

MAIL BOX UNITS AVAILABLE FROM JAYCO INDUSTRIES, WITH ONE LIGHT AT EACH LOCATION

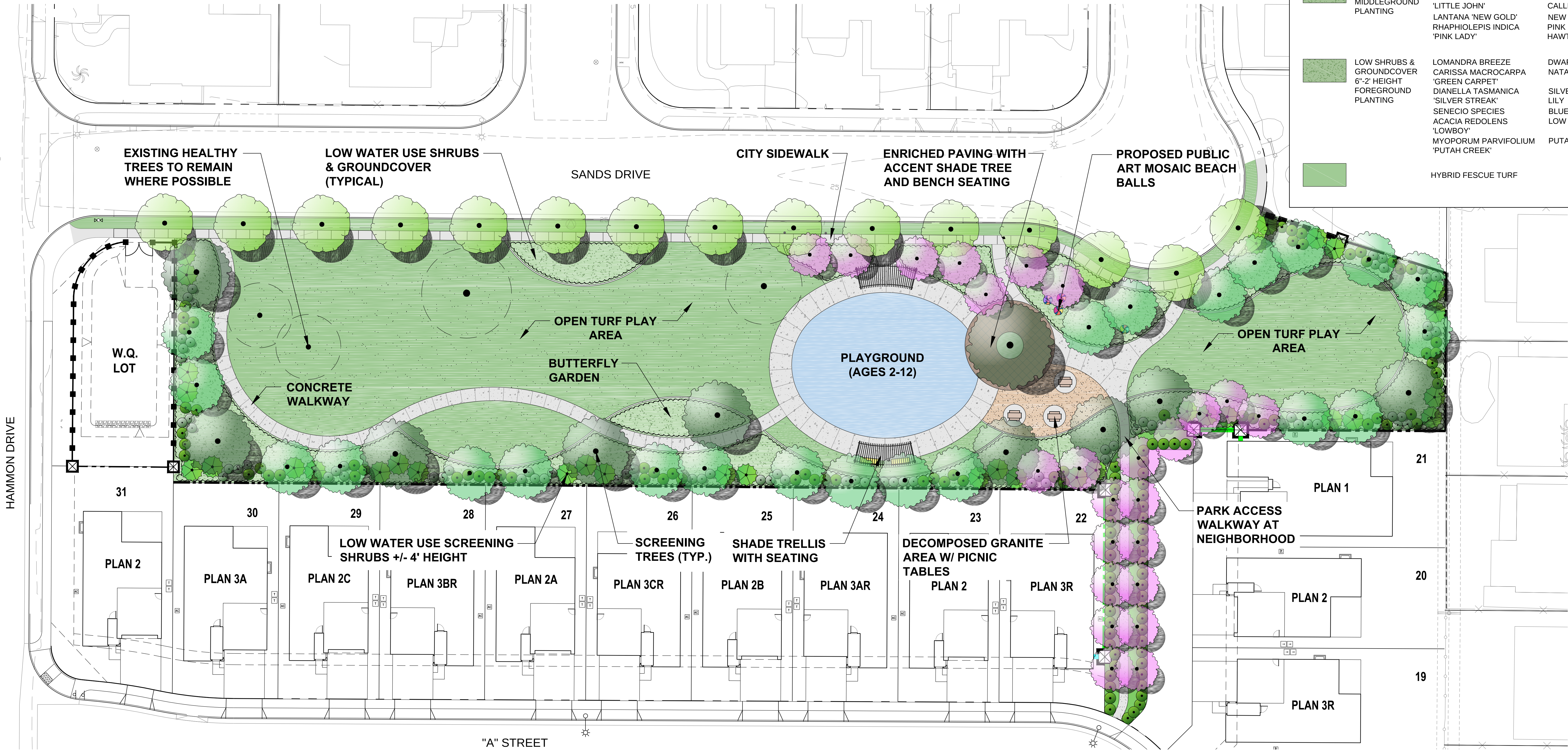


PARK AREA TOTALS

DESCRIPTION	TOTAL SQ. FT
PARK TOTAL AREA	55,502 S.F.
PLAYGROUND AREA	4,176 S.F.
TURF AREA	24,420 S.F.
PLANTING AREA	19,025 S.F.
HARDSCAPE AREA	6,966 S.F.
DECOMPOSED GRANITE AREA	915 S.F.

PLANT LEGEND

SYMBOL	USAGE/TYPE	BOTANICAL NAMES	BOTANICAL NAMES	SIZE	WUCOLS	MAINTENANCE REQ.
PARK TREES						
	EVERGREEN SHADE	SCHINUS MOLLE	CALIFORNIA PEPPER	48" BOX	VERY LOW	ROUTINE PRUNING
	EVERGREEN SCREEN	TRISTANIA CONFERTA	BRISBANE BOX	36" BOX	MODERATE	ROUTINE PRUNING
	DECIDUOUS ACCENT	CERCIS OCCIDENTALIS TABEBUIA IMPETIGINOSA	WESTERN REDBUD PINK TRUMPET TREE	24" BOX 24" BOX	LOW MODERATE	MINIMAL PRUNING
PARK SHRUBS						
	LARGE SHRUBS 3'-6' HEIGHT BACKGROUND PLANTING	OLEA EUROPAEA 'LITTLE OLLIE' VIBURNUM TINUS	DWARF OLIVE LAURUSTINUS	15 GAL. 5 GAL.	LOW MODERATE	MINIMAL CARE MONTHLY PRUNING
		BUDDLEJA DAVIDII	BUTTERFLY BUSH	5 GAL.	MODERATE	MONTHLY PRUNING
		SALVIA LEUCANTHA	MEXICAN BUSH SAGE	5 GAL.	LOW	MINIMAL CARE
	MEDIUM SHRUBS 2'-4' HEIGHT MIDLEGROUND PLANTING	ALOE STRIATA CALLISTEMON VIMINALIS 'LITTLE JOHN' LANTANA 'NEW GOLD' RHAPHIOLEPIS INDICA 'PINK LADY'	CORAL ALOE LITTLE JOHN CALLISTEMON NEW GOLD LANTANA PINK LADY INDIAN HAWTHORNE	5 GAL. 5 GAL. 5 GAL. 5 GAL.	LOW LOW VERY LOW LOW	MINIMAL CARE MINIMAL CARE MINIMAL CARE MONTHLY PRUNING
	LOW SHRUBS & GROUND COVER 6'-2' HEIGHT FOREGROUND PLANTING	LOMANDRA BREEZE CARISSA MACROCARPA 'GREEN CARPET' DIANELLA TASMANICA 'SILVER STREAK' SENECIO SPECIES ACACIA REDOLENS 'LOWBOY' MYOPORUM PARVIFOLIUM 'PUTAH CREEK'	DWARF MAT RUSH NATAL PLUM SILVER STREAK FLAX LILY BLUE CHALKSTICKS LOW BOY ACACIA PUTAH CREEK MYOPORUM 'PUTAH CREEK'	1 GAL. 1 GAL. 1 GAL. FLATS 1 GAL. 1 GAL.	MODERATE LOW MODERATE LOW LOW LOW	MINIMAL CARE MONTHLY PRUNING MINIMAL CARE MINIMAL CARE MONTHLY PRUNING MONTHLY PRUNING
	HYBRID FESCUE TURF			SODDED	HIGH	WEEKLY



SANDS DRIVE

4' HIGH LOW WATER USE
SCREENING SHRUBS

ACCESS GATES

3' HIGH TAN CONCRETE
SIMULATED WOOD 2
RAIL FENCE

LOW WATER USE
GROUNDCOVER ON
SLOPE AREA

LOW WATER USE
GROUNDCOVER ACCENT
WITHIN FOREGROUND

3' HIGH LOW WATER
USE SHRUBS

LOW WATER USE
GROUNDCOVER

HAMMON LANE

NO-MOW FESCUE

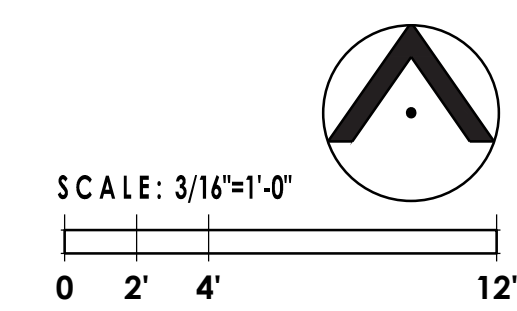
PARK

4' HIGH LOW WATER
USE SCREENING
SHRUBS

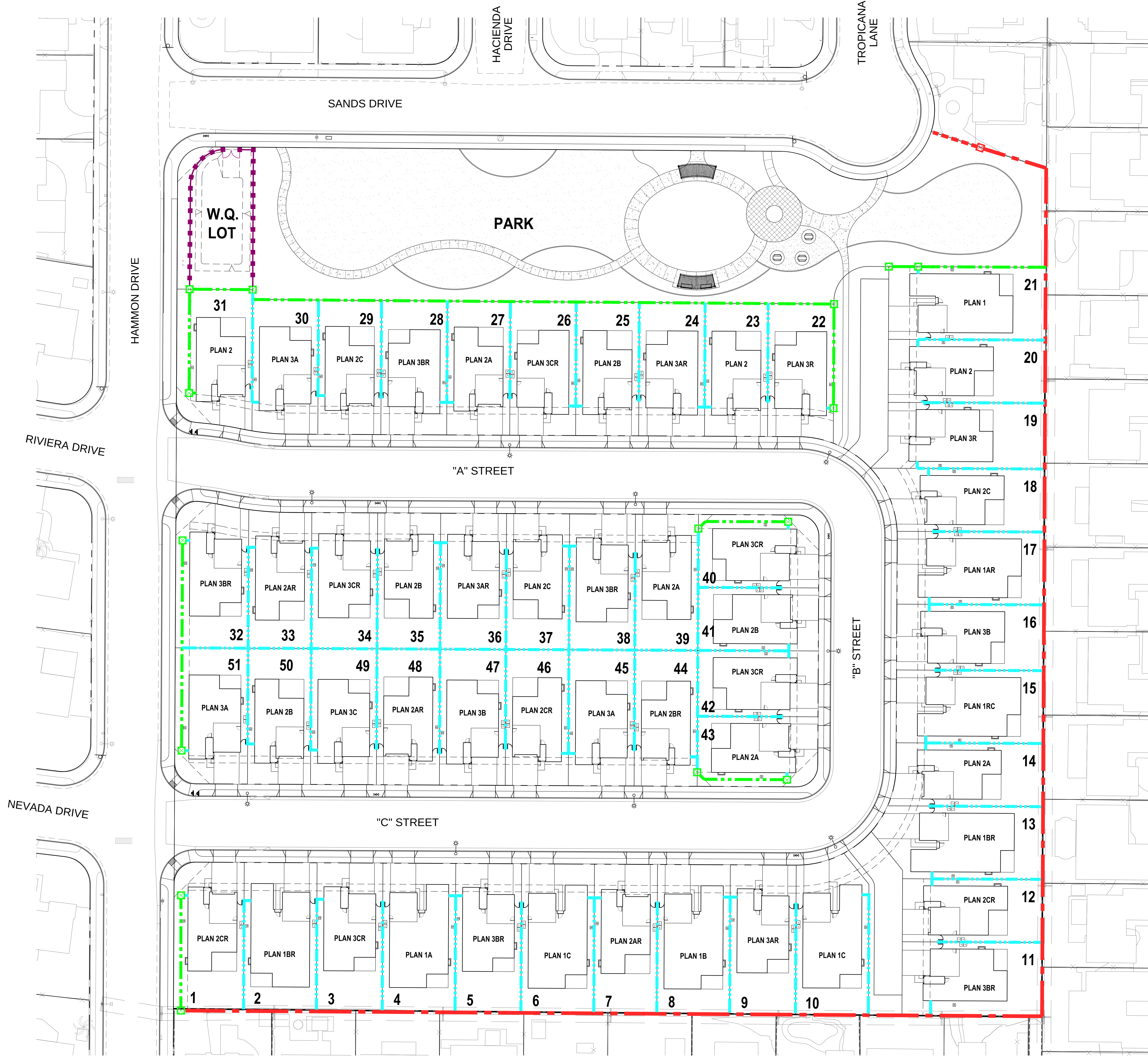
MODERATE WATER
USE COLOR ACCENT
TREE

6' HIGH TAN SLUMP
STONE PILASTER

6' HIGH TAN SLUMP
STONE WALL WITH
CAP



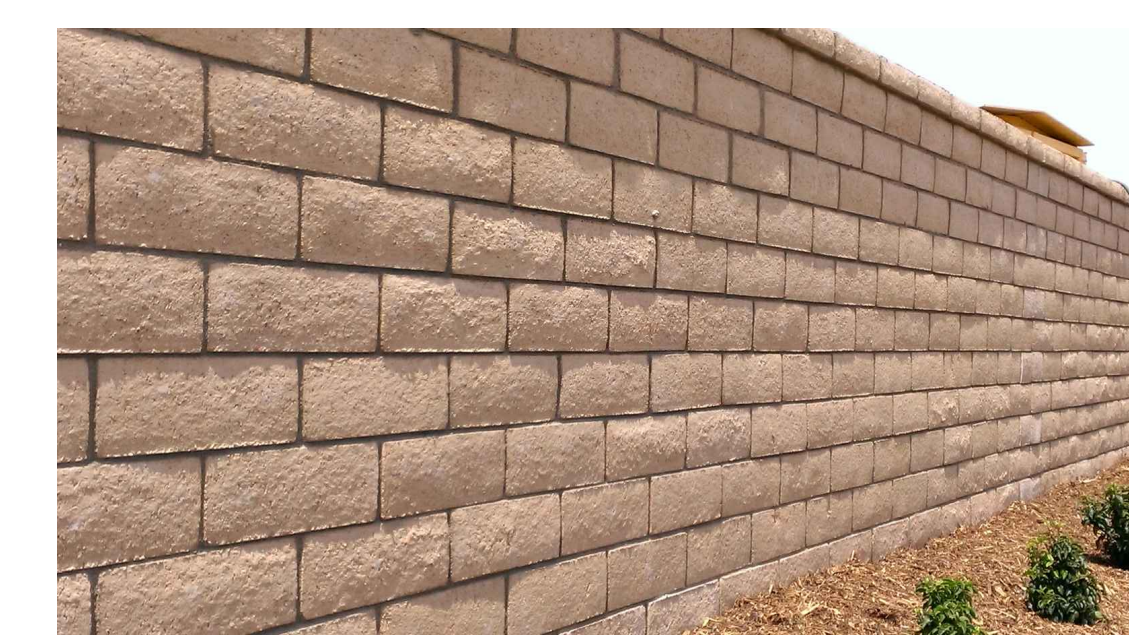
WATER QUALITY LOT



WALL & FENCE LEGEND	
6' HIGH TAN PRECISION BLOCK WALL WITH HALF PILASTERS	
3' HIGH TAN PRECISION BLOCK WALL WITH CAP	
6' HIGH TAN SLUMP STONE WALL WITH CAP AND PILASTERS	
3' HIGH TAN SLUMPSTONE WALL WITH CAP	
6' HIGH INNER LOT TAN COLOR VINYL FENCING	
3' HIGH TAN CONCRETE SIMULATED WOOD 2 RAIL FENCE	
6' HIGH TAN SLUMP STONE PILASTER	
6' HIGH TAN PRECISION BLOCK PILASTER	
VINYL PEDESTRIAN REAR YARD ACCESS GATE. COLOR: TO MATCH ADJACENT FENCE	



TAN PRECISION BLOCK WITH CAP



TAN SLUMPSTONE BLOCK WITH CAP



TAN VINYL FENCING



TAN CONCRETE 2-RAIL FENCE



Shown with:
 Posts: Dark Brown
 Components: Green
 Rotomolded Plastics: Brownstone
 Sheet Plastics: Forest Green/Sand
 2-Color Plastics: Forest Green/Sand
 Decks: Brown
 Zigzag Slide/4' Slide: Chartreuse
 Wildwood Climber: Dark Brown
 Log Hops: Brownstone/Dark Brown
 Shade: Beige
 Rope: Green
 Drawing # C18266CH
 May 21, 2018
 Alex Beron, Associate
 Designed for children ages: 5-12



Franklin Park

OPTION #1

Since 1979
dave bang
 associates, inc.

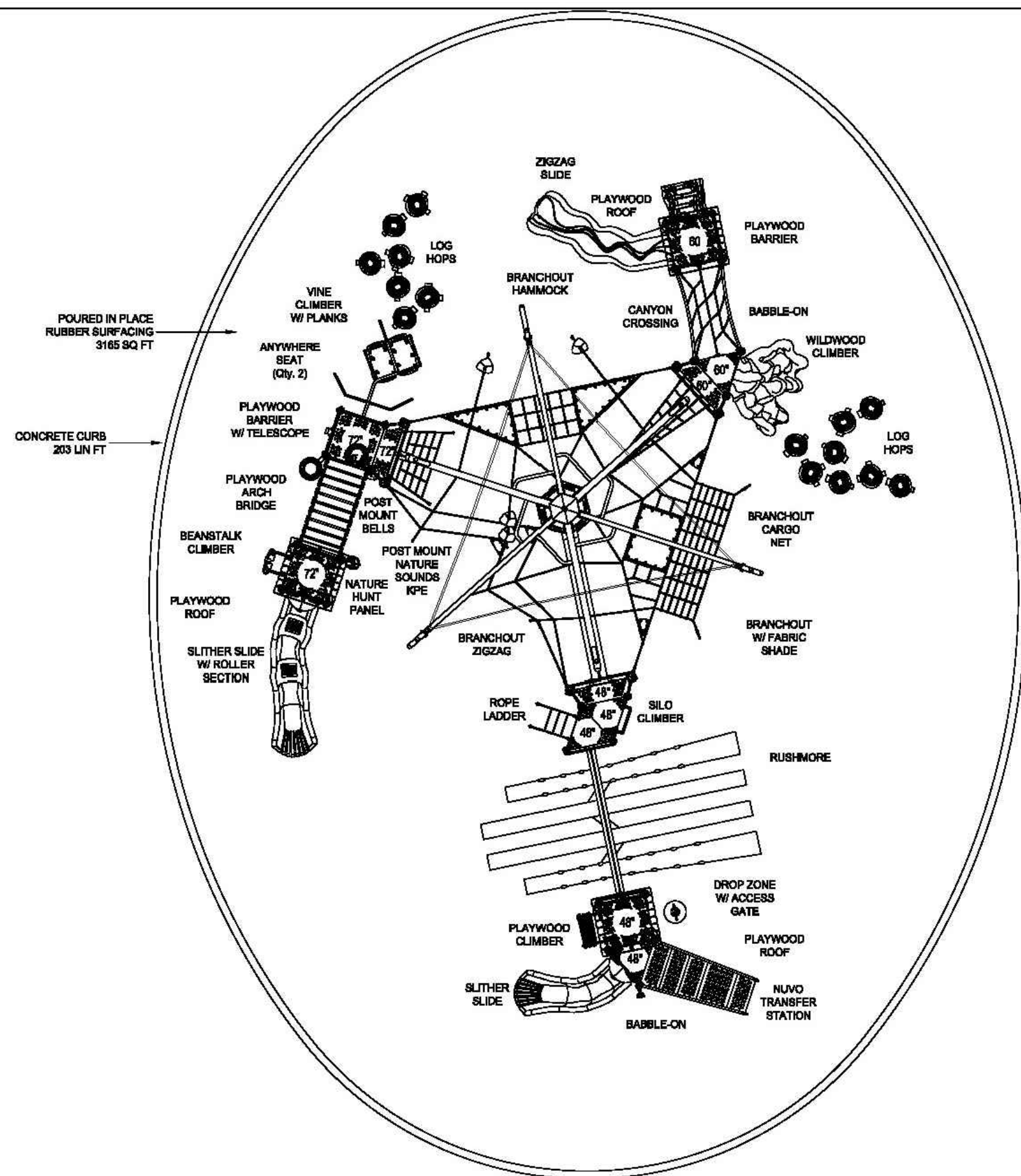
Shown with:
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 Components: Brown
 Rotomolded Plastics: Green
 Sheet Plastics: Forest Green/Sand
 Decks: Green
 Drawing # C18074PM
 May 21, 2018
 Alex Beron, Associate
 Designed for children ages: 5-12



Franklin Park

OPTION #2

Since 1979
dave bang
 associates, inc.



2018 CHALLENGERS

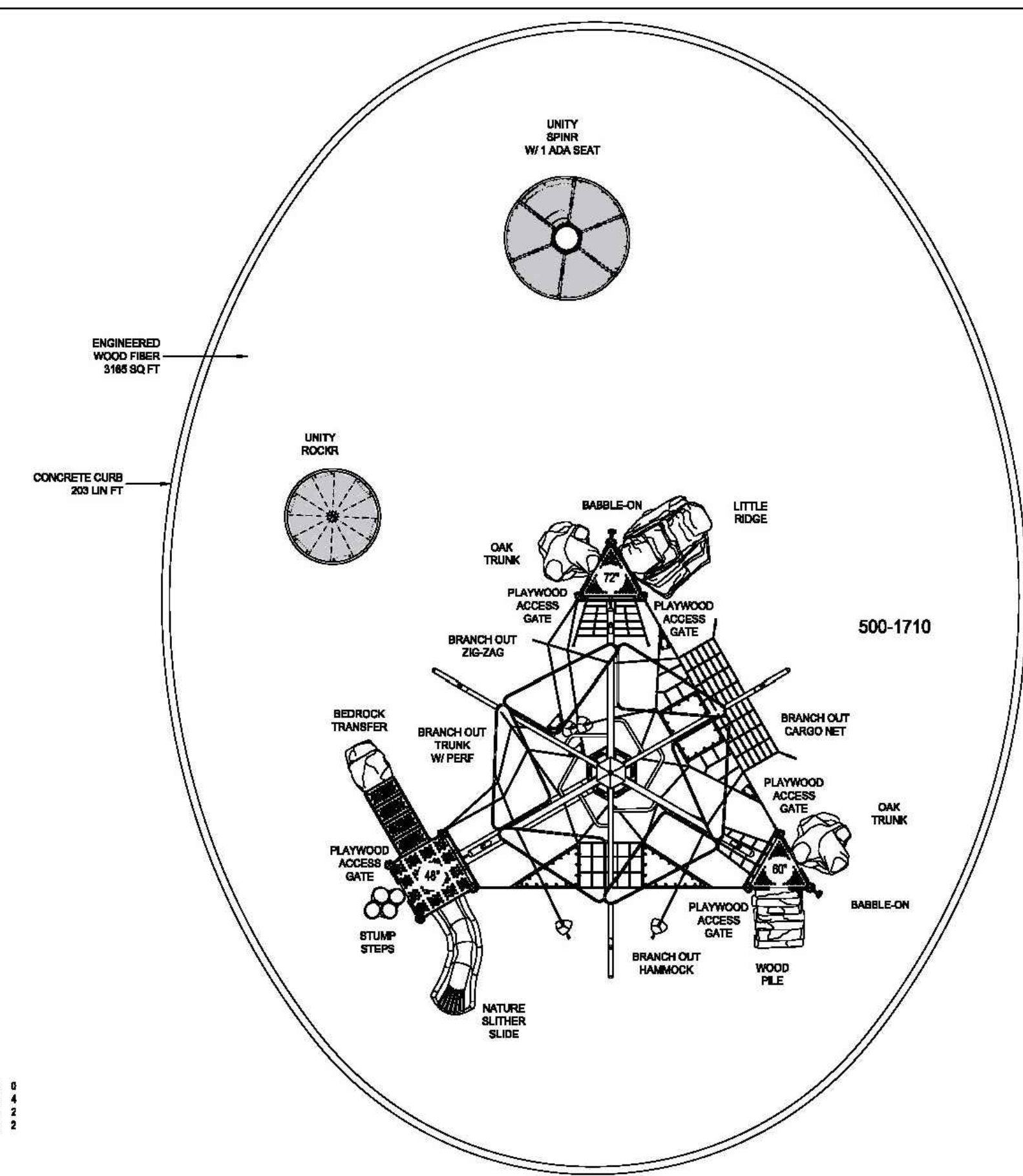
SITE PLAN
 PROJECT NO:
 C18266CH
 DATE:
 21-MAY-18
 SCALE:
 NTS
 DRAWN BY:
 Marilyn Allen



FRANKLIN PARK

OPTION #1

Since 1979
dave bang
 associates, inc.



2018 PLAYMAKERS

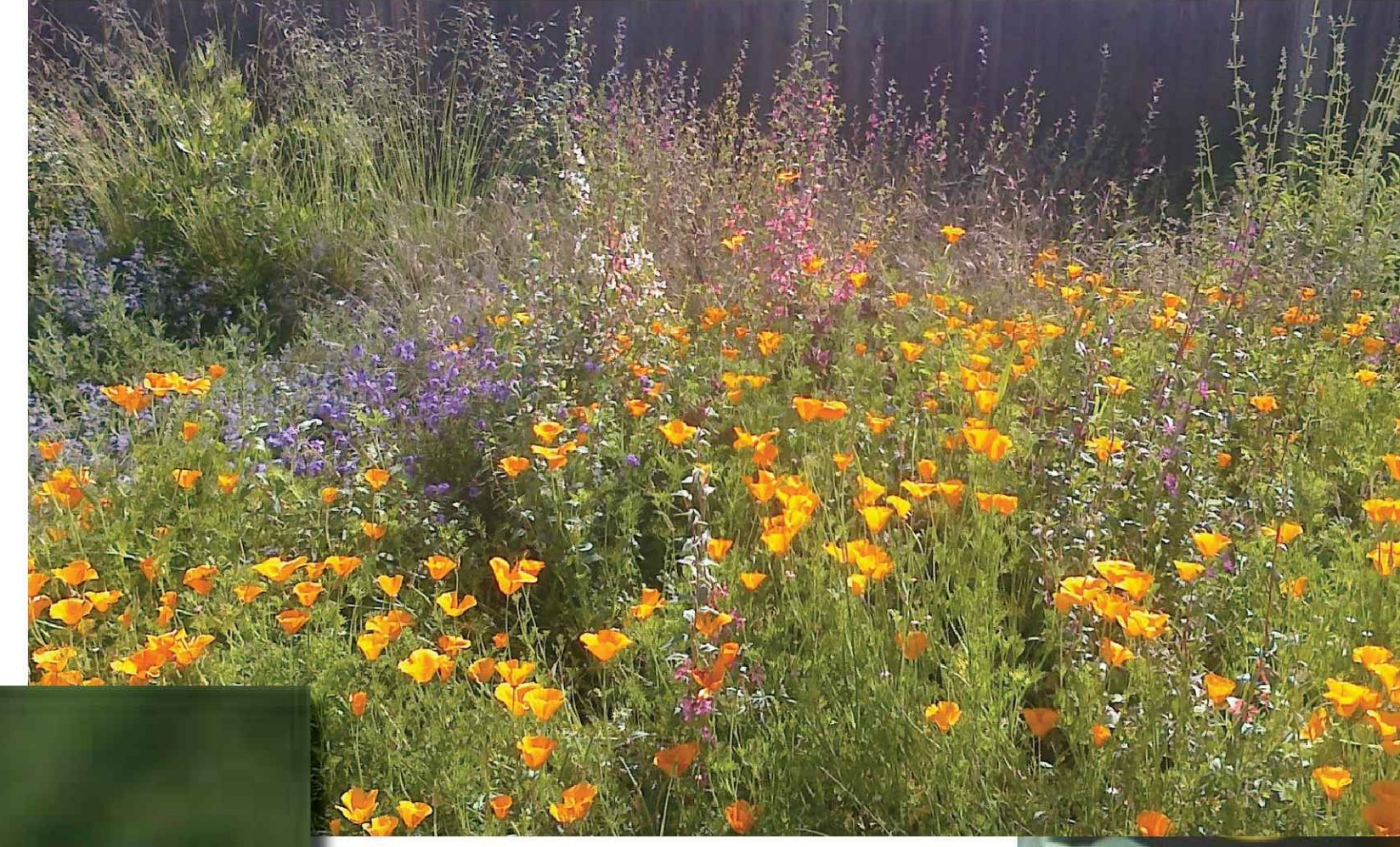
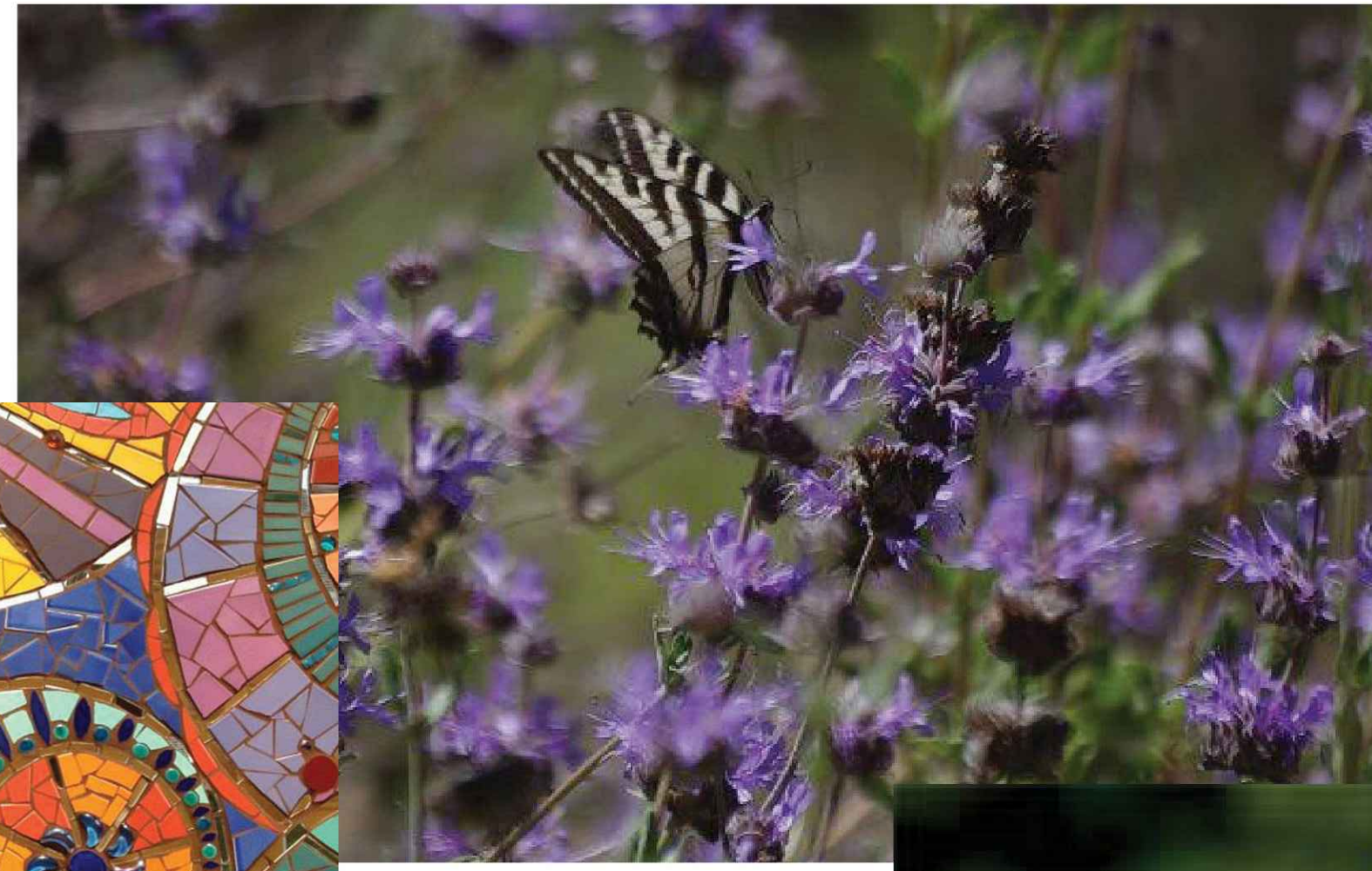
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 DATE:
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 SCALE:
 NTS
 DRAWN BY:
 Marilyn Allen



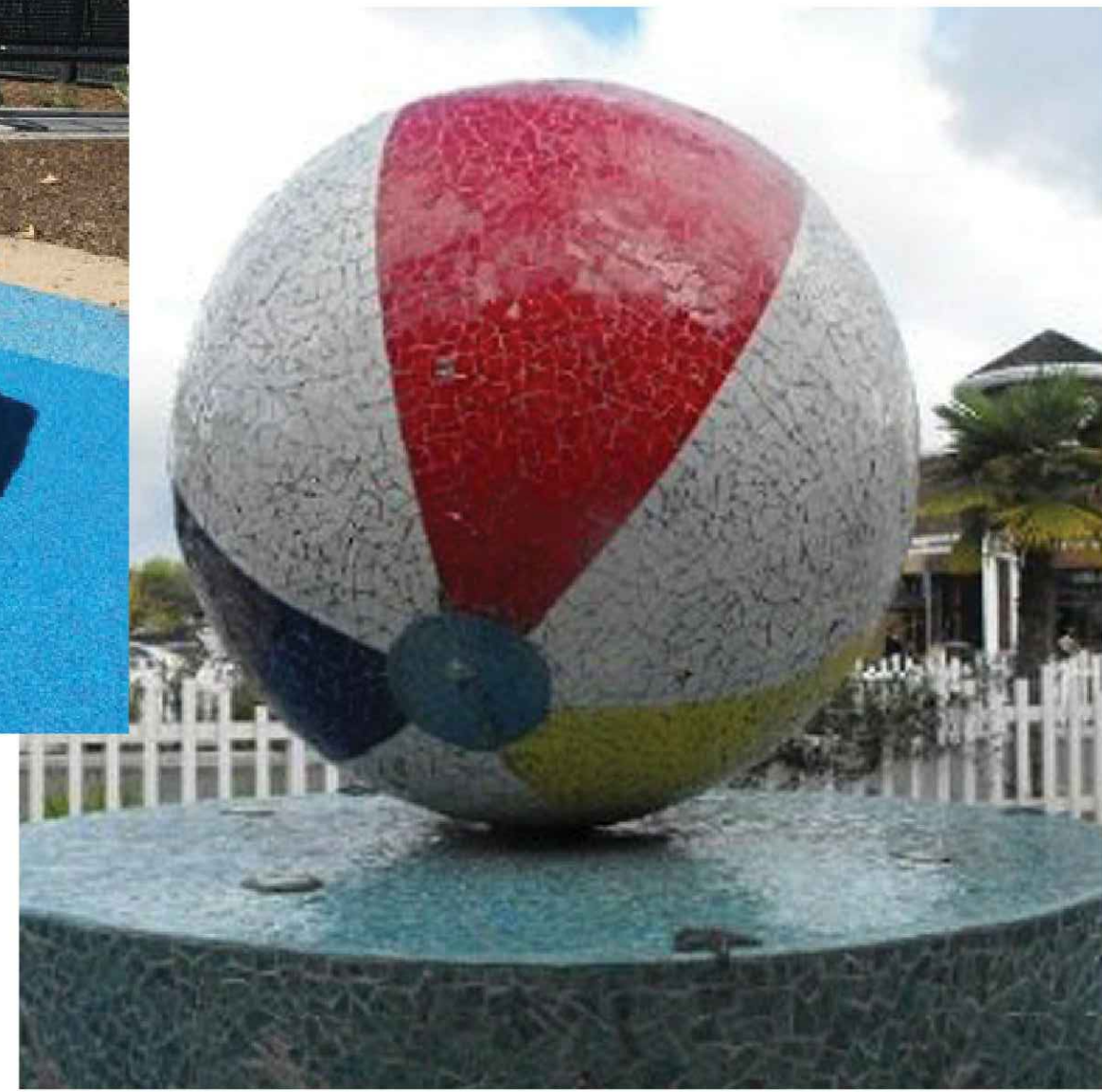
FRANKLIN PARK

OPTION #2

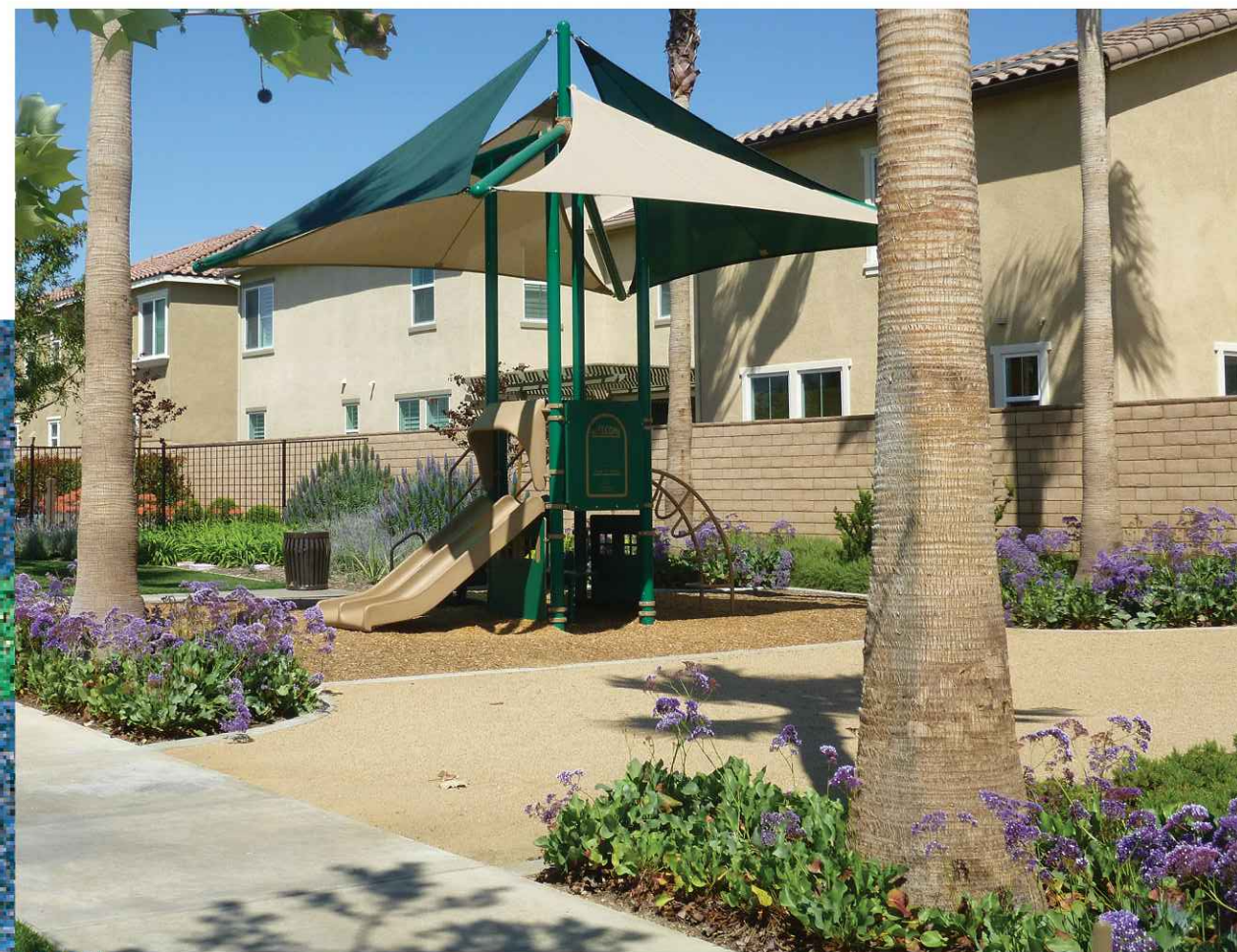
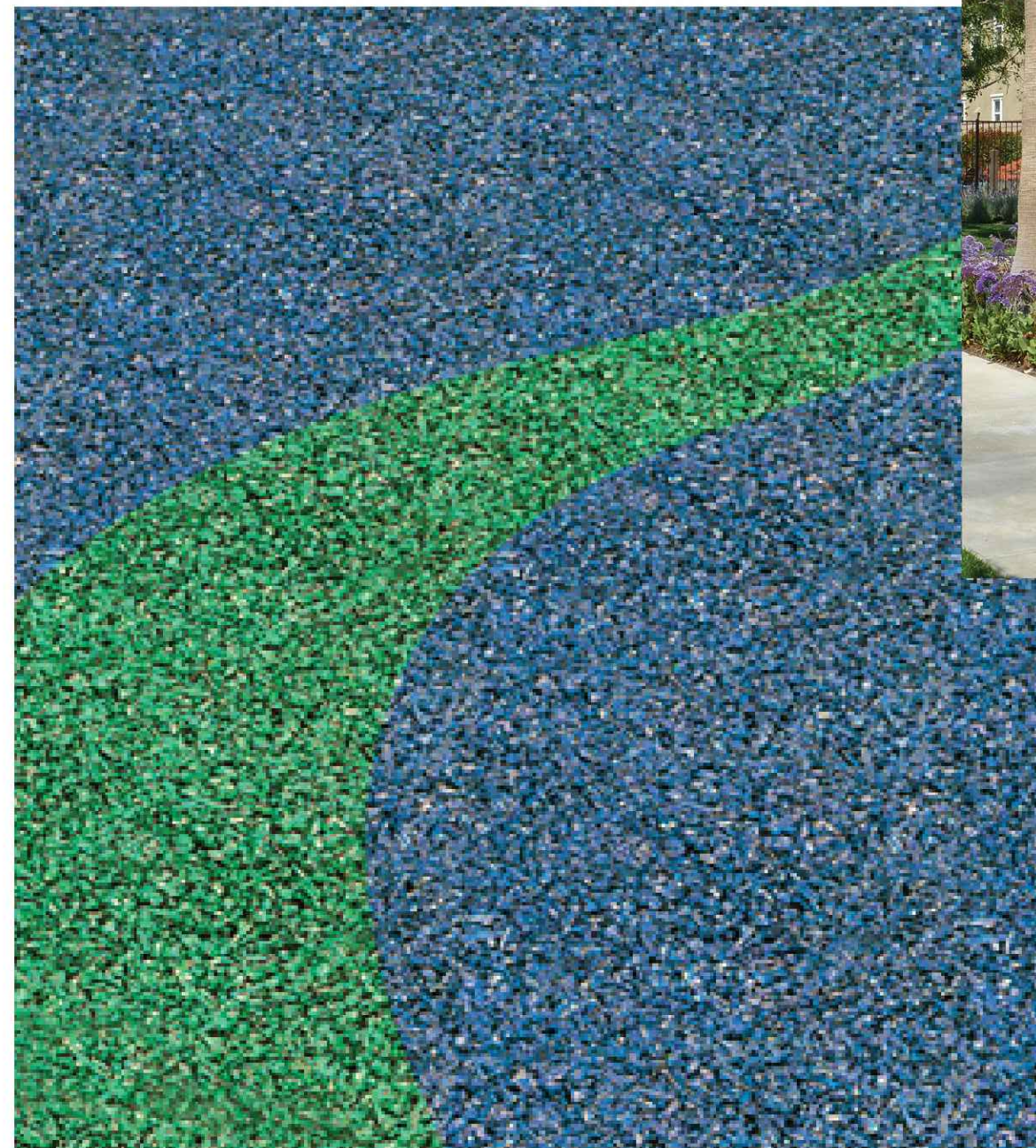
Since 1979
dave bang
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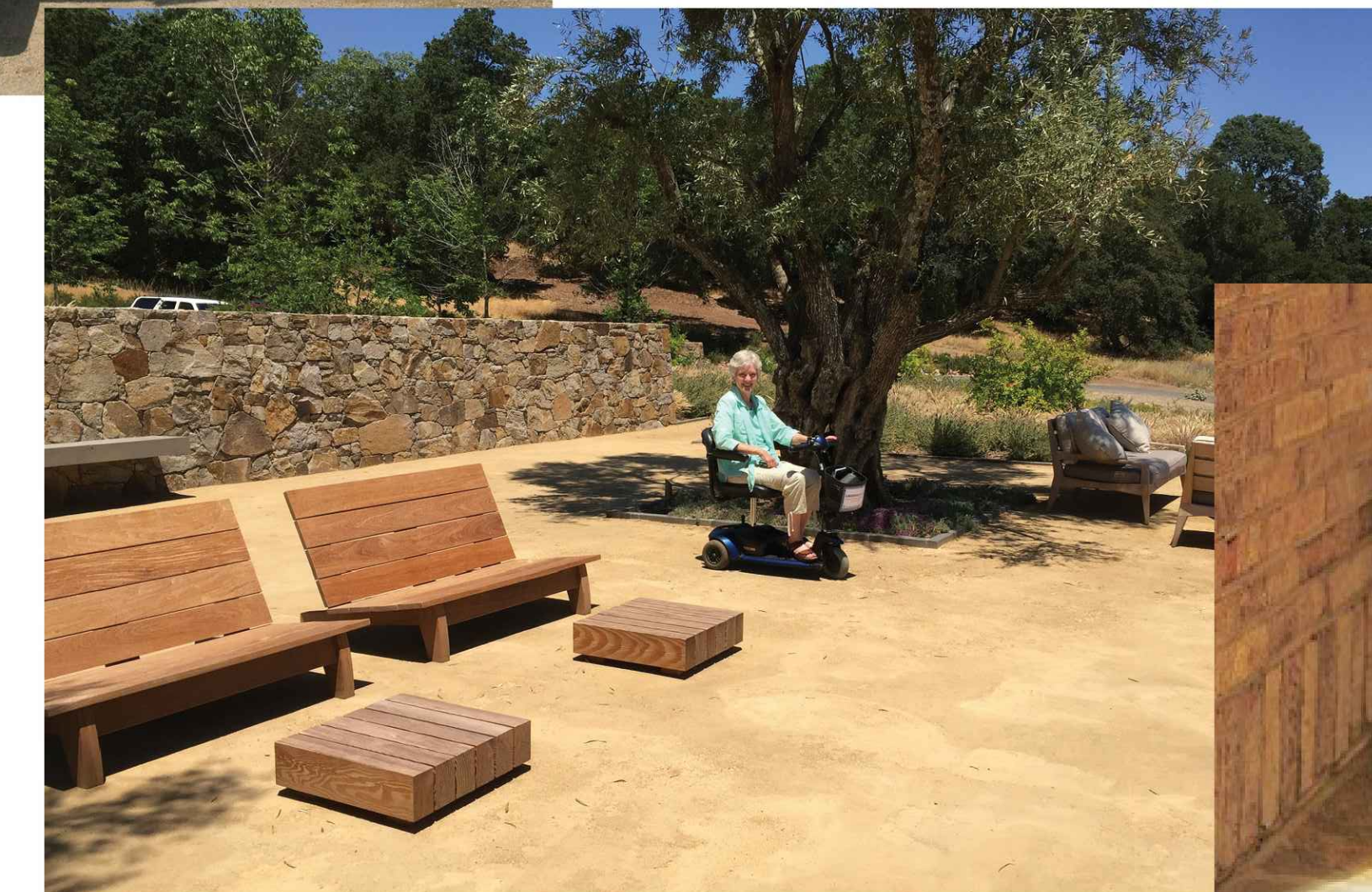
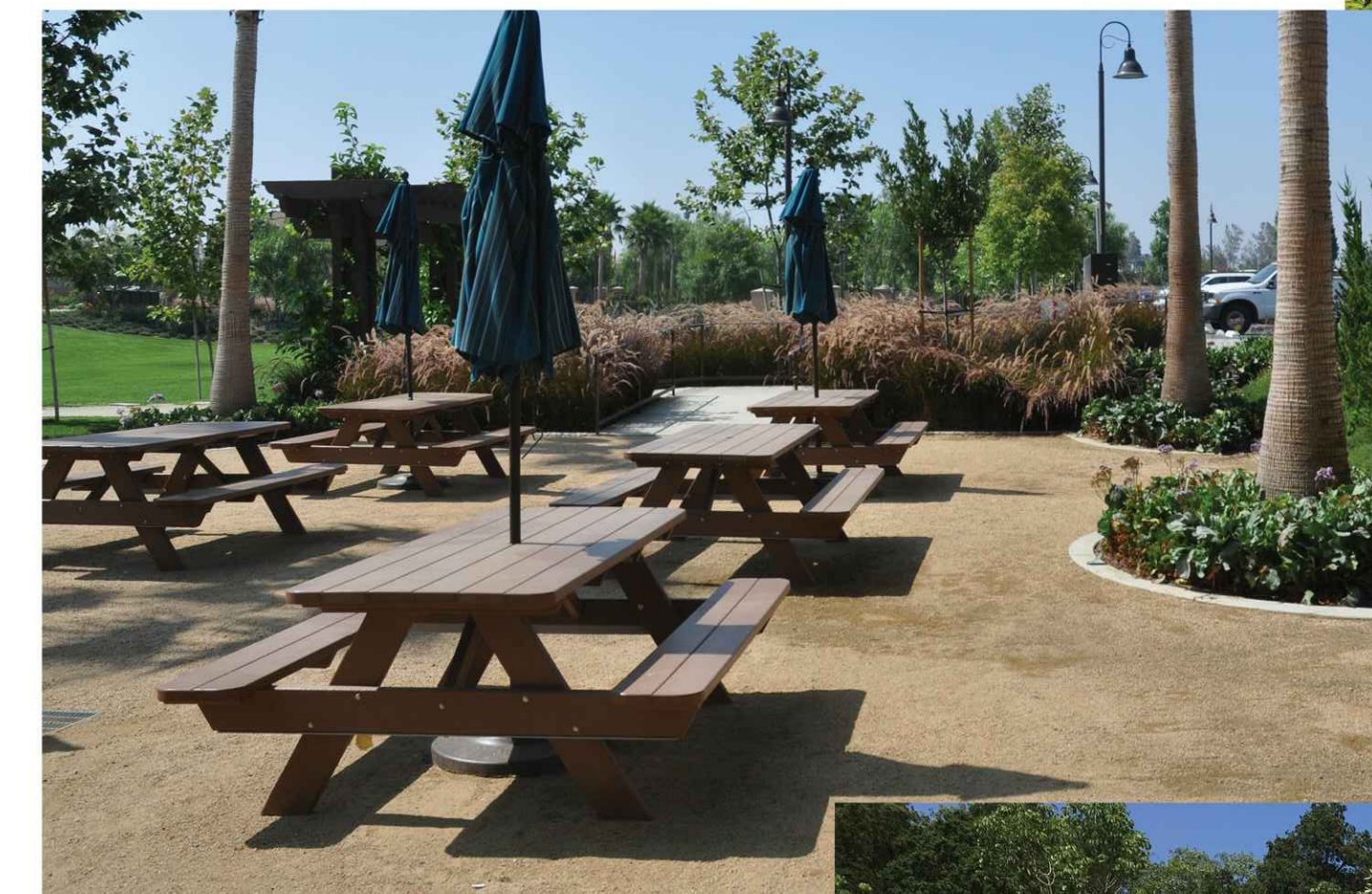
PUBLIC ART



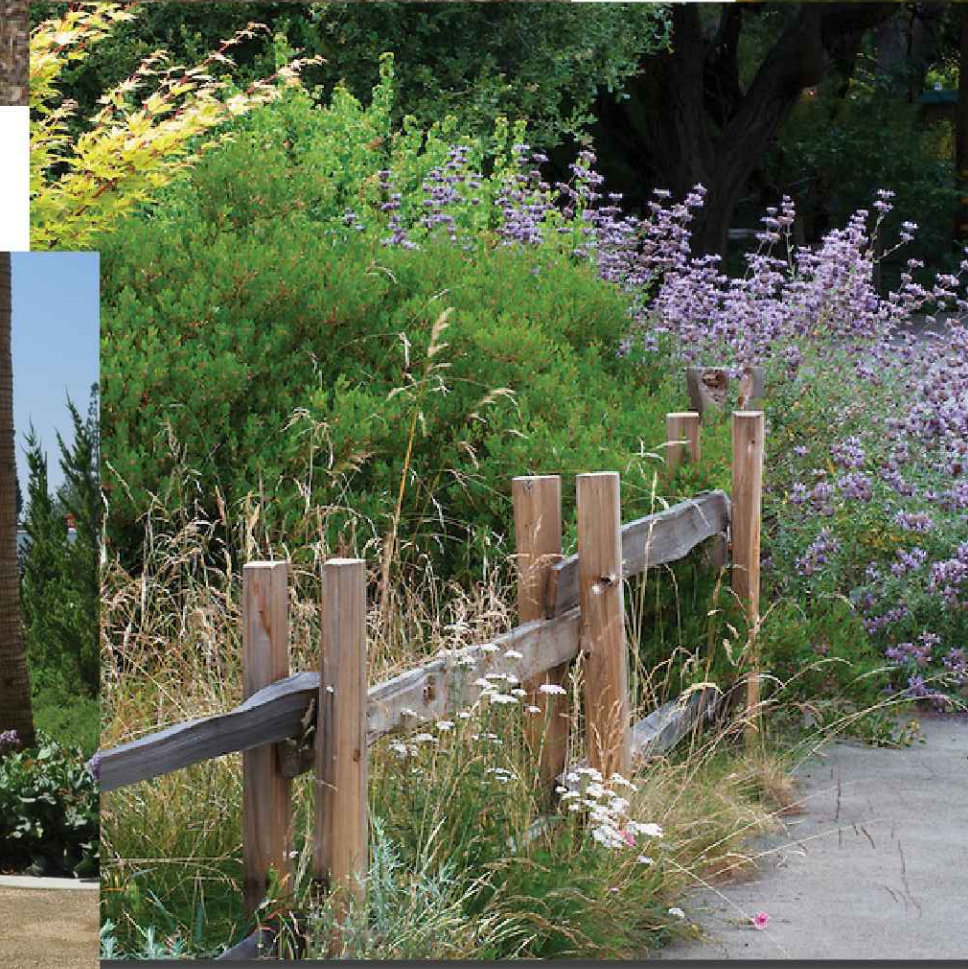
PLAYGROUND



SHADE
STRUCTURE



PICNIC AREA



BUTTERFLY
GARDEN



IMAGE BOARD

TREE'S



SCHINUS MOLLE
(VERY LOW WATER-USE)



PISTACIA CHINENSIS
(MODERATE WATER-USE)



CERCIS OCCIDENTALIS
(LOW WATER-USE)



TABEBUIA IMPETIGINOSA
(MODERATE WATER-USE)



TRISTANIA CONFERTA
(MODERATE WATER-USE)

SHRUBS AND GROUNDCOVER



ACACIA REDOLENS
'LOWBOY'
(LOW WATER-USE)



ALOE STRIATA
(LOW WATER-USE)



CALLISTEMON VIMINALIS
'LITTLE JOHN'
(LOW WATER-USE)



CARISSA MACROCARPA
'GREEN CARPET'
(LOW WATER-USE)



DIANELLA TASMANICA
'SILVER STREAK'
(MODERATE WATER-USE)



LANTANA 'NEW GOLD'
(VERY LOW WATER-USE)



BUDDLEJA DAVIDII
(MEDIUM WATER-USE)



LOMANDRA BREEZE
(MODERATE WATER-USE)



OLEA EUROPAEA
'LITTLE OLLIE'
(LOW WATER-USE)



RHAPHIOLEPIS INDICA
'PINK LADY'
(LOW WATER-USE)



SENECIO SPECIES
(LOW WATER-USE)



VIBURNUM TINUS
(MODERATE WATER-USE)



MYOPORUM PARVIFOLIUM
'PUTAH CREEK'
(LOW WATER-USE)



SALVIA LEUCANTHA
(LOW WATER-USE)

PLANT IMAGERY BOARD