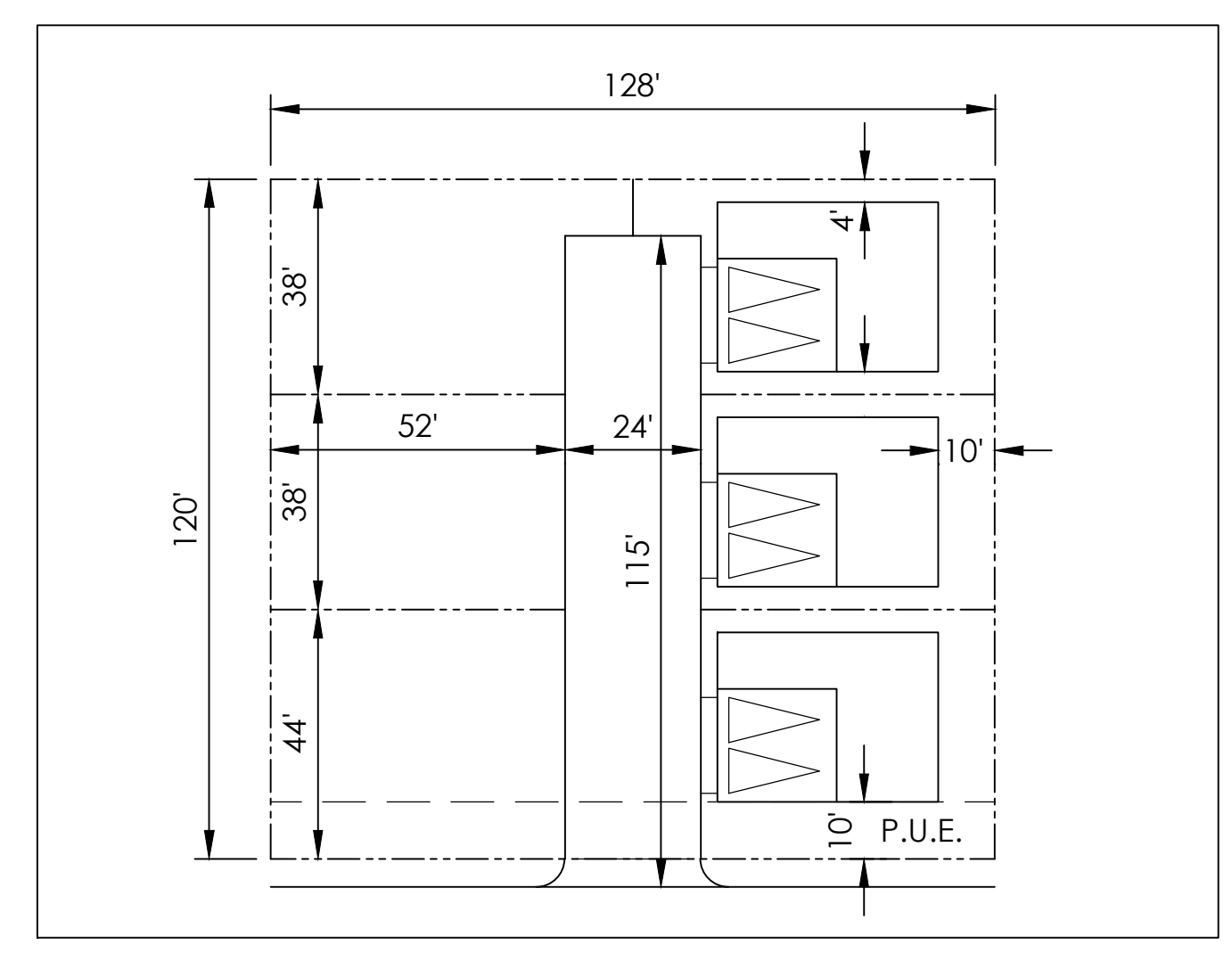


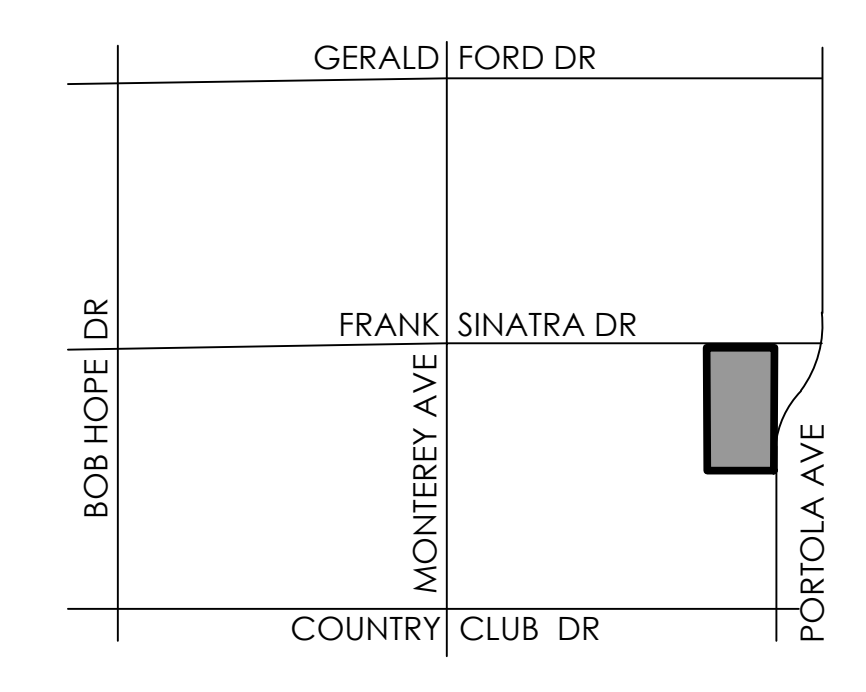


DATA TABLE

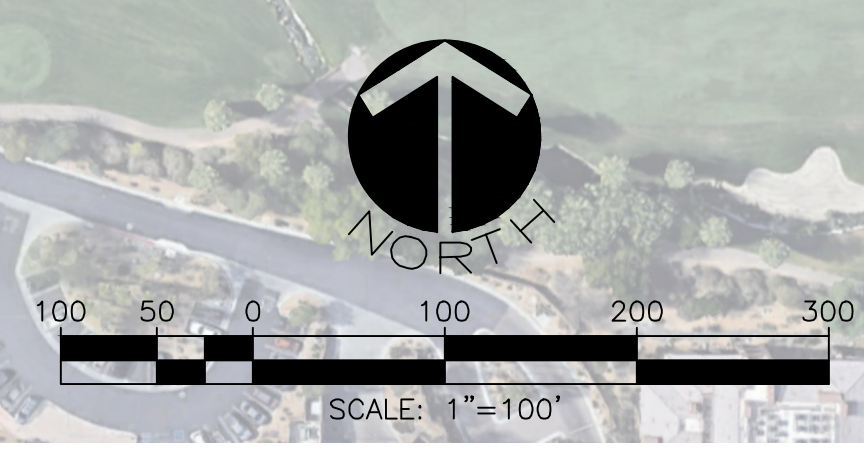
GROSS DEVELOPABLE AREA	±77.3 ACRES
EXCLUDES PROP. FRANK SINATRA DR. AND EX. PORTOLA AVE. ROW DEDICATION	±2.5 DU/AC.
EXCLUDES CELL TOWER PARCEL	±1.1 DU/AC.
GROSS DENSITY	±7.0 DU/AC.
ASSESSOR'S PARCEL NUMBERS: 620-170-009	
EXISTING ZONING:	P.R.22 (GENERAL NEIGHBORHOOD)
EXISTING GENERAL PLAN LAND USE:	TOWN CENTER NEIGHBORHOOD (7-40 DU/AC.)
SITE SUMMARY	
LOT PROGRAM : 50' X 100' = 5,000 SQ.FT.	± 100 LOTS (18%)
LOT PROGRAM : 45' X 90' = 4,050 SQ.FT.	± 103 LOTS (19%)
LOT PROGRAM : 40' X 75' = 3,000 SQ.FT.	± 88 LOTS (16%)
LOT PROGRAM : 6-PACK CLUSTER SFD = 1,976 SQ.FT. - 2,288 SQ.FT.	± 255 LOTS (47%)
TOTAL LOTS :	± 546 LOTS
PLANNED RESIDENTIAL DISTRICT REQUIREMENTS	
3,000 SF MIN. LOT AREA FOR TWO-STORY DWELLING	ALL CLUSTER LOTS < 3K SF
50% MAX. BLDG. COVERAGE FOR PROJECTS 7-18 DU/AC.	NOT APPLICABLE
100' MINIMUM BLDG. SETBACK FOR TWO-STORY SFD FROM PROJECT PERI.	• MIN. 59'
10' BLDG. SEPARATION BETWEEN 2-STORY ELEMENTS OF 2-STORY SFD	• 1-STORY BLDG.
20% COMMON OPEN SPACE OF NET AREA FOR PROJECTS 7-18 DU/AC.	CLUSTER SFDs : 8'
NET AREA = GROSS DEVELOPABLE AREA (-) ALL PROPOSED STREETS CURB TO CURB AREA	
NET AREA = 77.3 AC. (-) 14 AC.	
NET AREA = 63.3 AC.	
COMMON OPEN SPACE REQUIRED = NET AREA 63.3 AC. X 20%	
COMMON OPEN SPACE REQUIRED = ± 12.7 AC.	
COMMON OPEN SPACE PROVIDED = ± 15.6 AC.	
COMMON OPEN SPACE INCLUDES ALL GREEN AREAS AND RETENTION BASIN AREAS.	
NOTE : ADDITIONAL UNDERGROUND RETENTION MAY BE REQUIRED.	



TYPICAL 6-PACK CLUSTER SFD
N.T.S.



VICINITY MAP
N.T.S.





See Street Lighting
Concept Plans for Light
Pole Locations and Type.

- Recreational Area
- A** Social Plaza with Scored, Colored Concrete Paving
 - B** Pool Area
 - C** Open Lawn
 - D** Mail Kiosk
 - E** Open Lawn
 - F** Recreation Bldg
 - G** Sports Courts
 - H** Open Space/ Basin with 5' Wide D.G. Trail
 - I** Parking
 - J** Entry
 - K** Fenced Dog Park or Open Lawn

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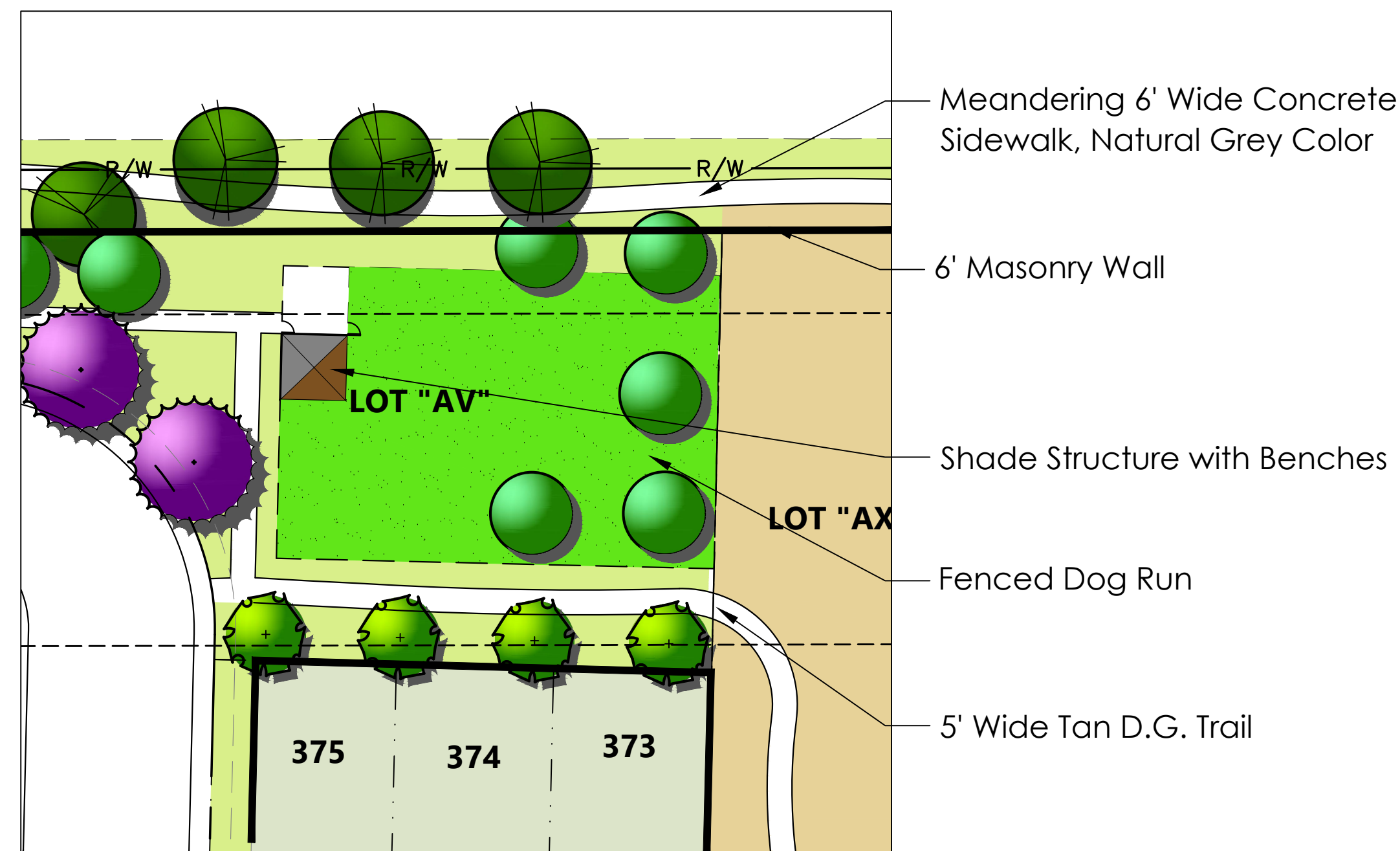


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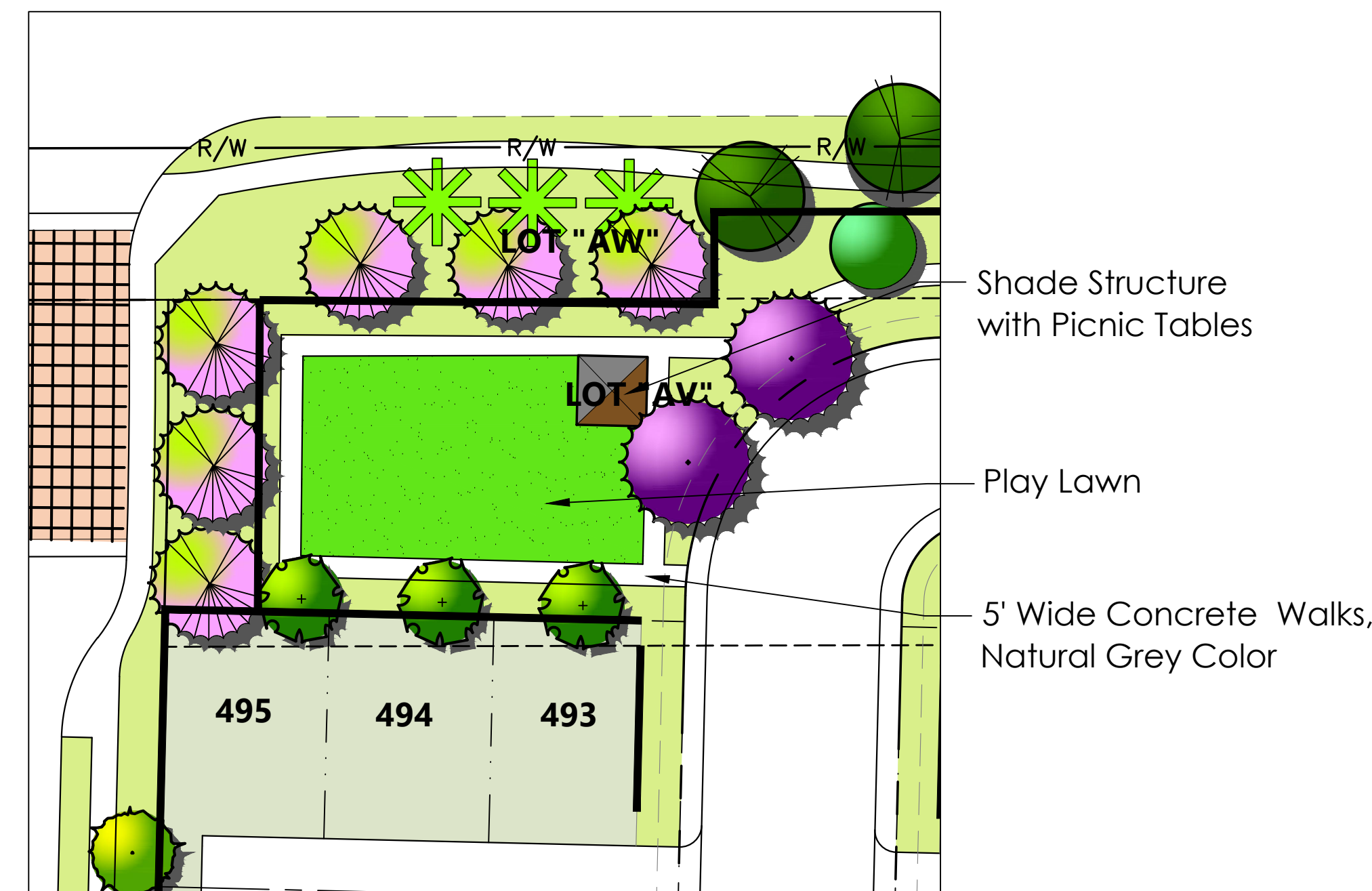
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RECREATIONAL AREA CONCEPT PLAN
 June 5 2025

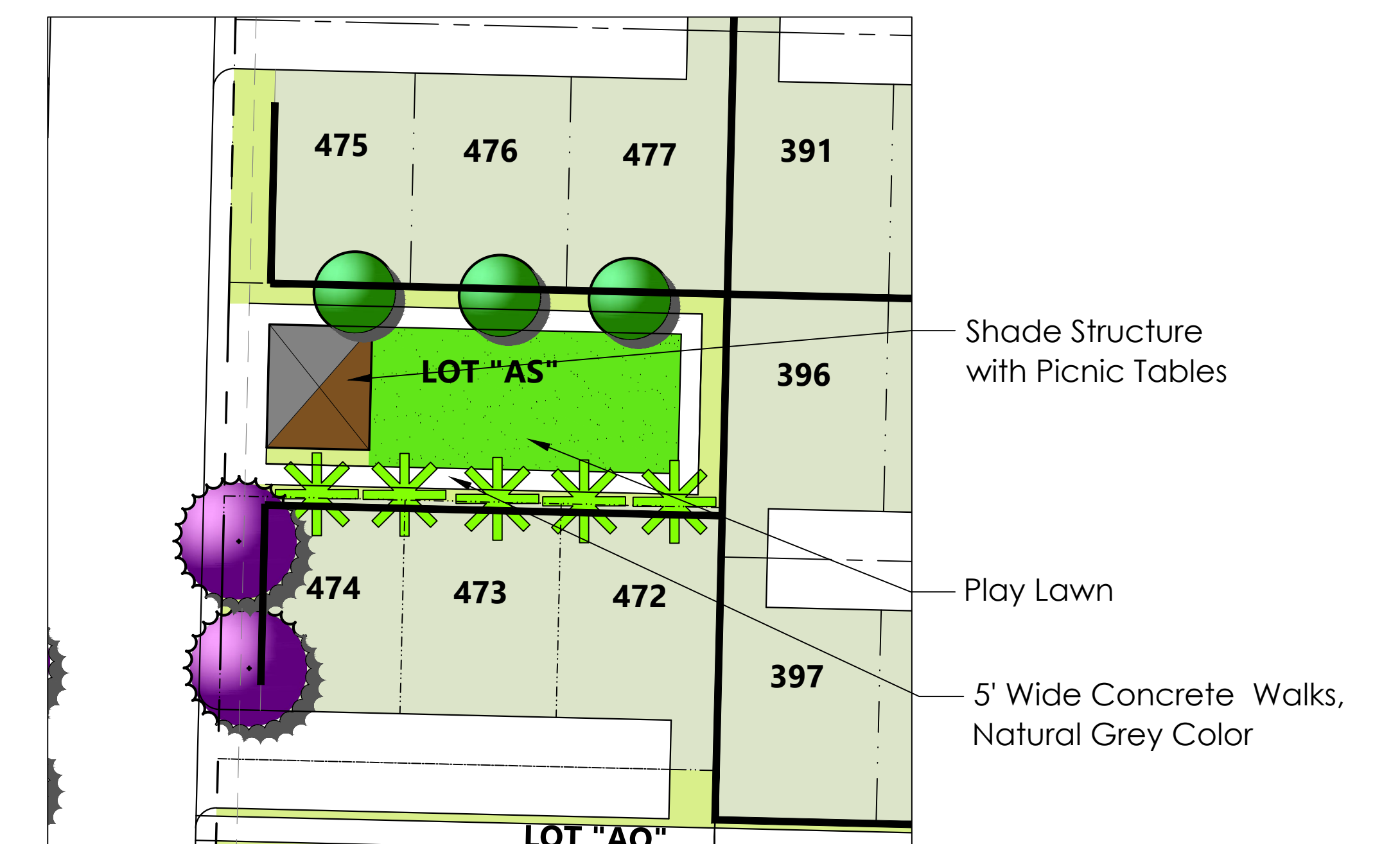




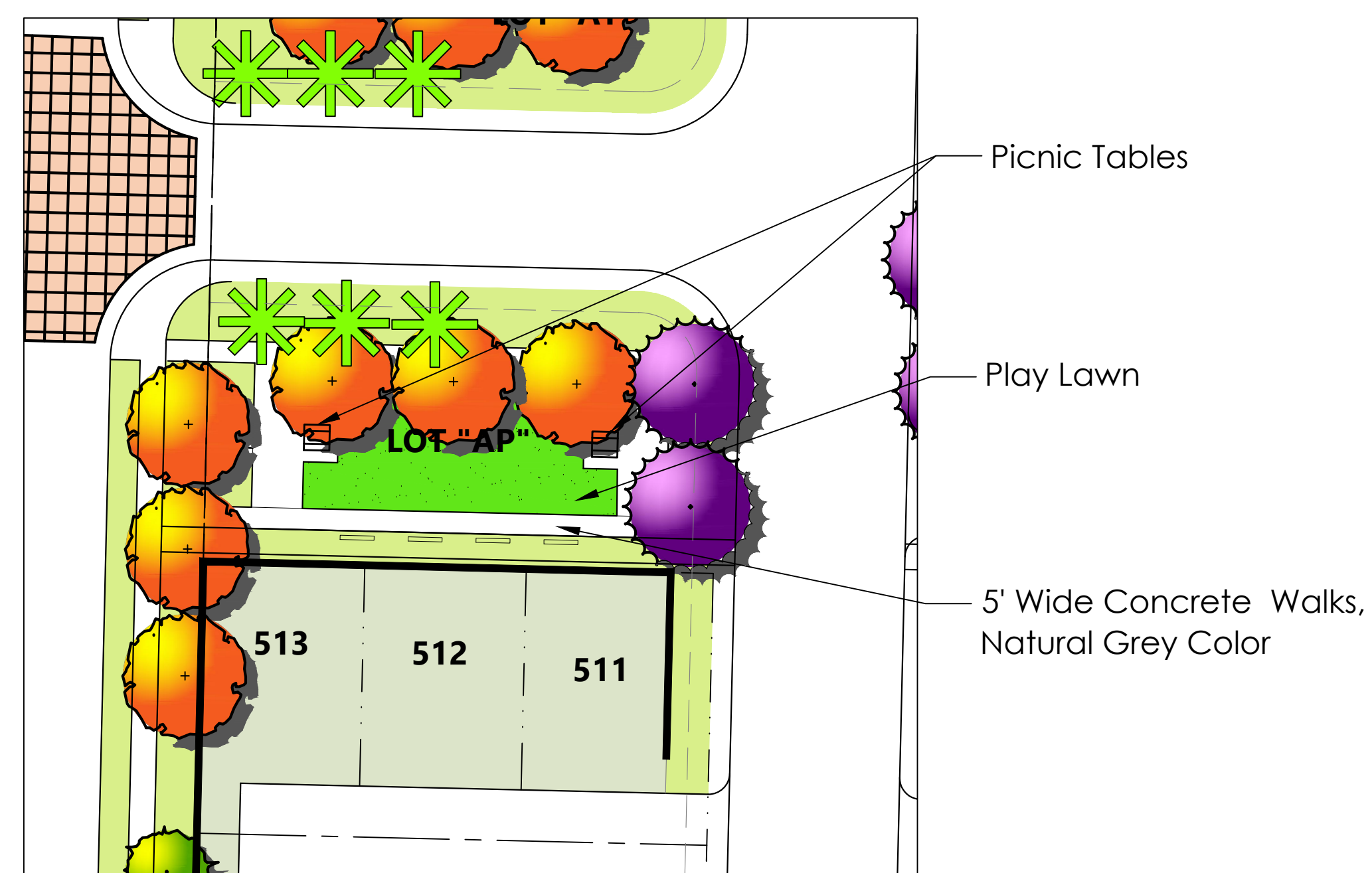
A Fenced Dog Park or Open Lawn



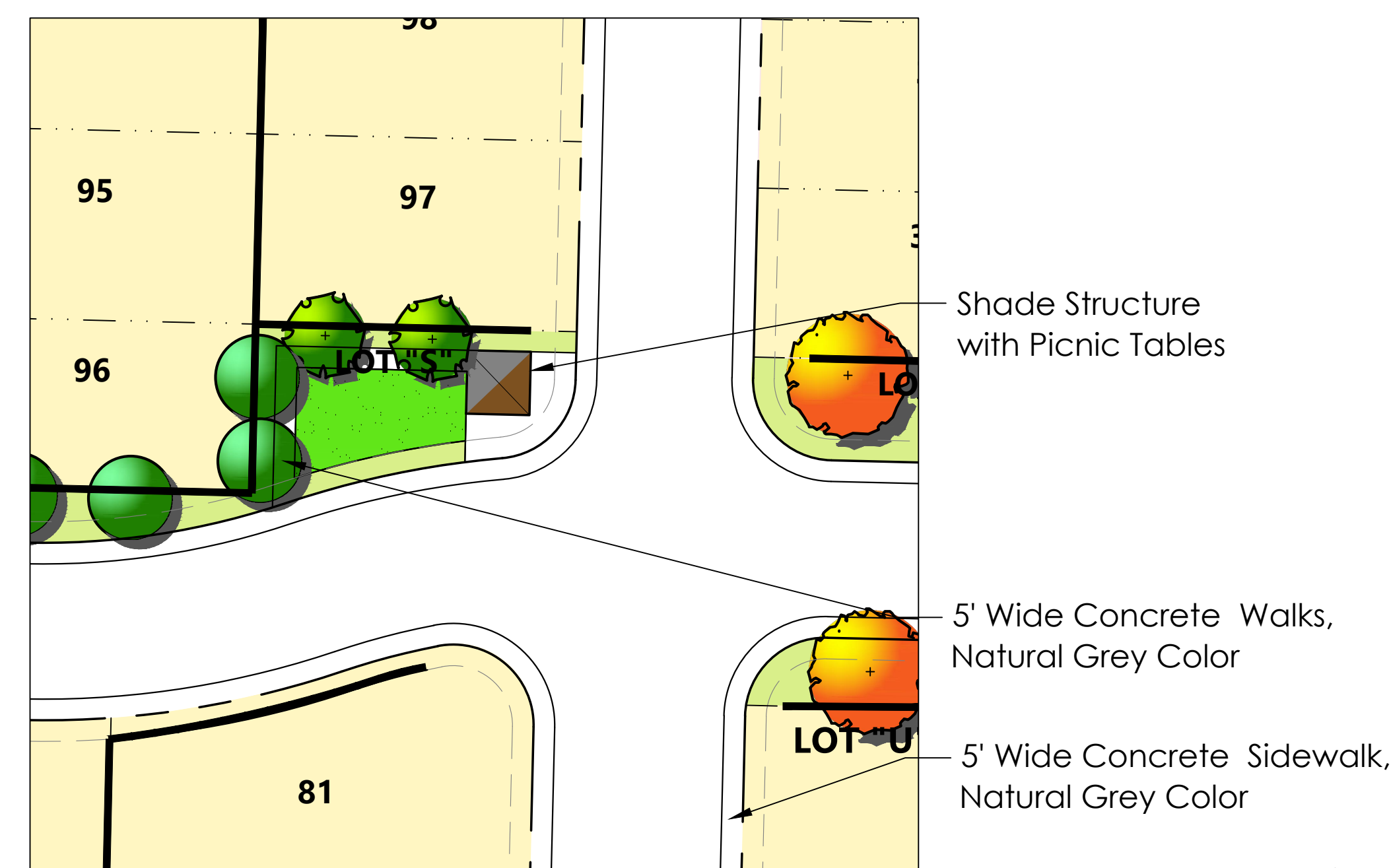
B Open Lawn Play Area



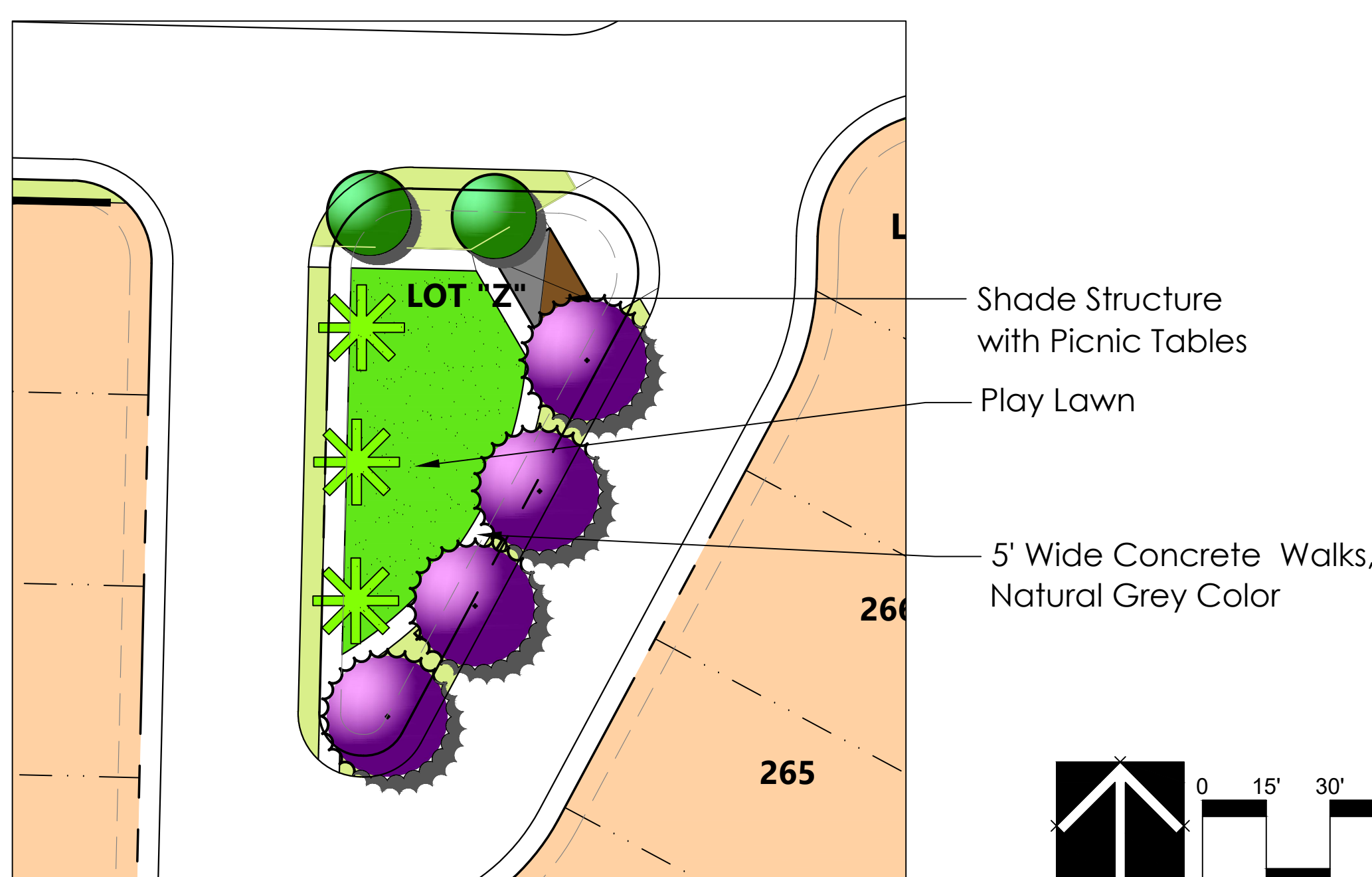
C Park with Open Lawn



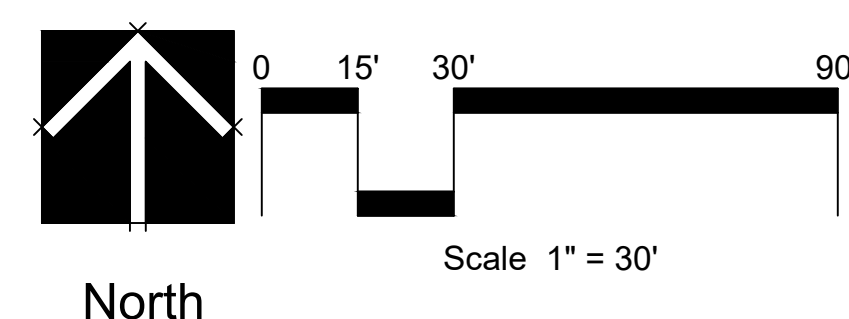
D Picnic Green



E Park with Open Lawn



J Open Lawn Play Area



Amenity Areas

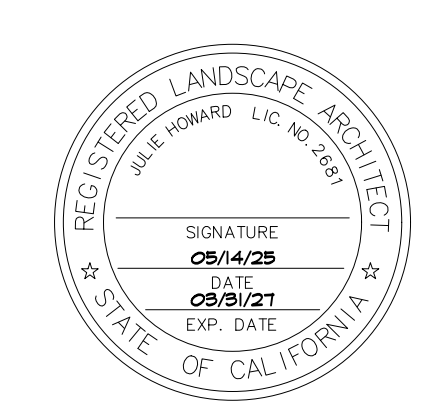
- A** Fenced Dog Park or Open Lawn
- B** Open Lawn Play Area
- C** Park with Open Lawn
- D** Picnic Green
- E** Recreation Area
- F** Open Space Trails through Easement
- G** Park with Open Lawn
- H** Open Lawn
- I** Open Space Trails through basin
- J** Open Lawn
- K** Primary Entrance
- L** Enhanced Intersection
- M** Basin/ Open Lawn

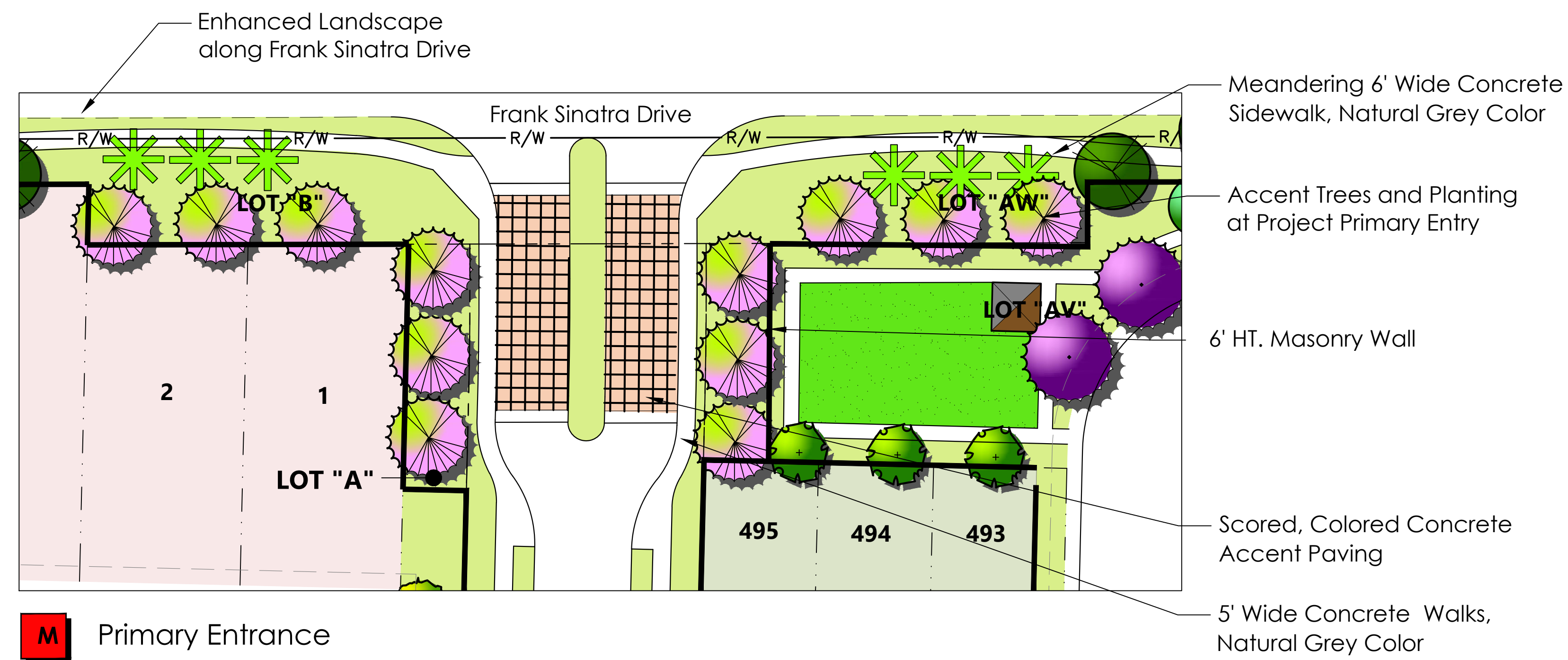
See Street Lighting Concept Plans for Light Pole Locations and Type.

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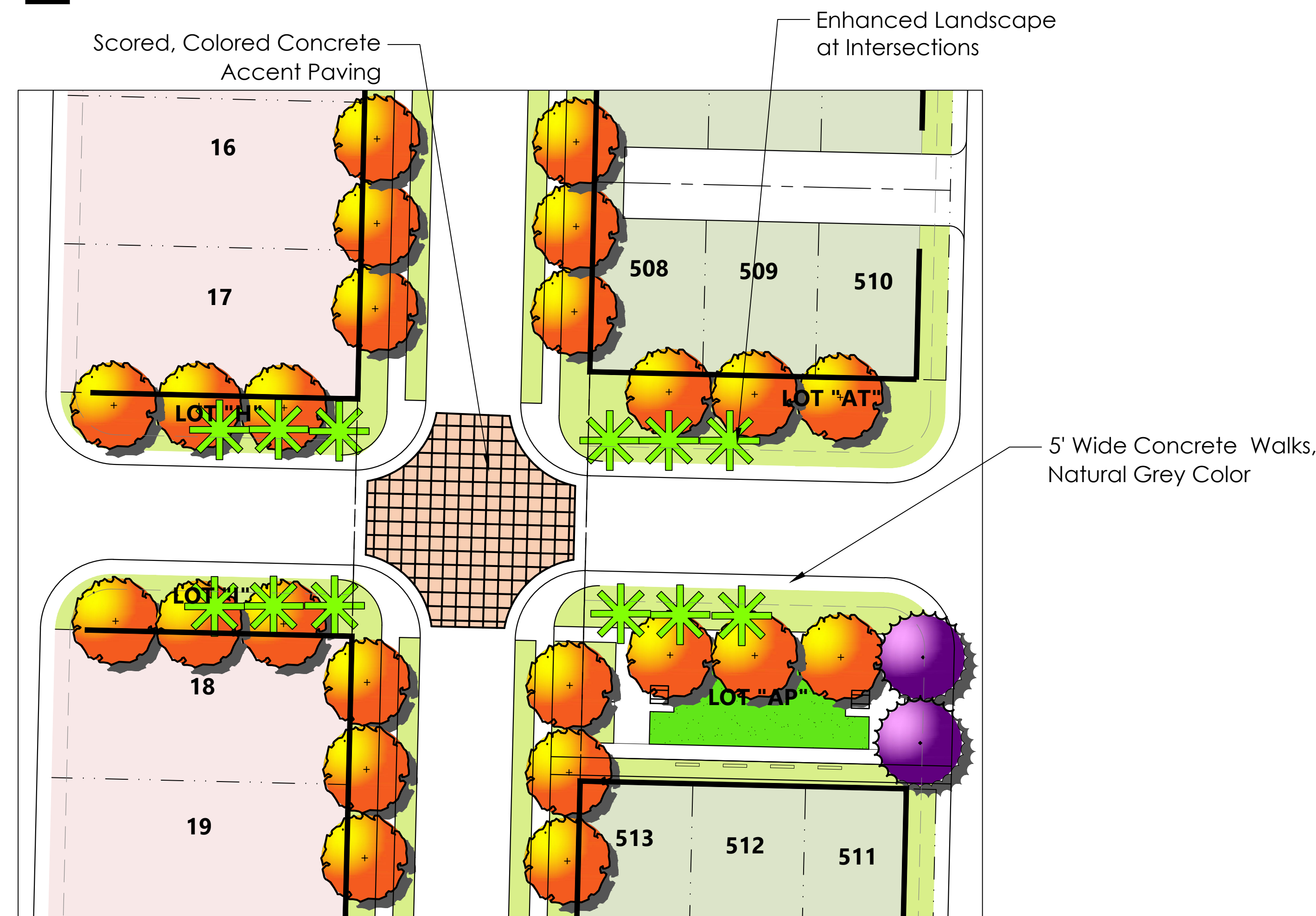
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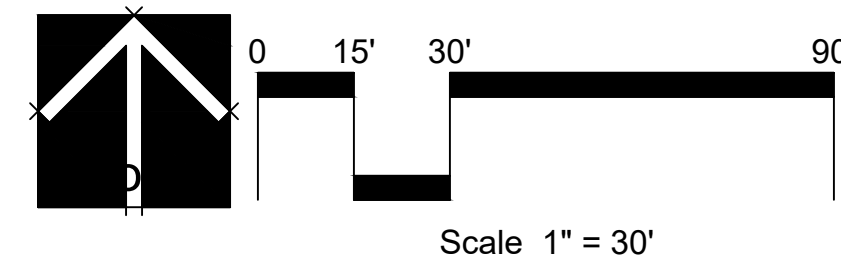




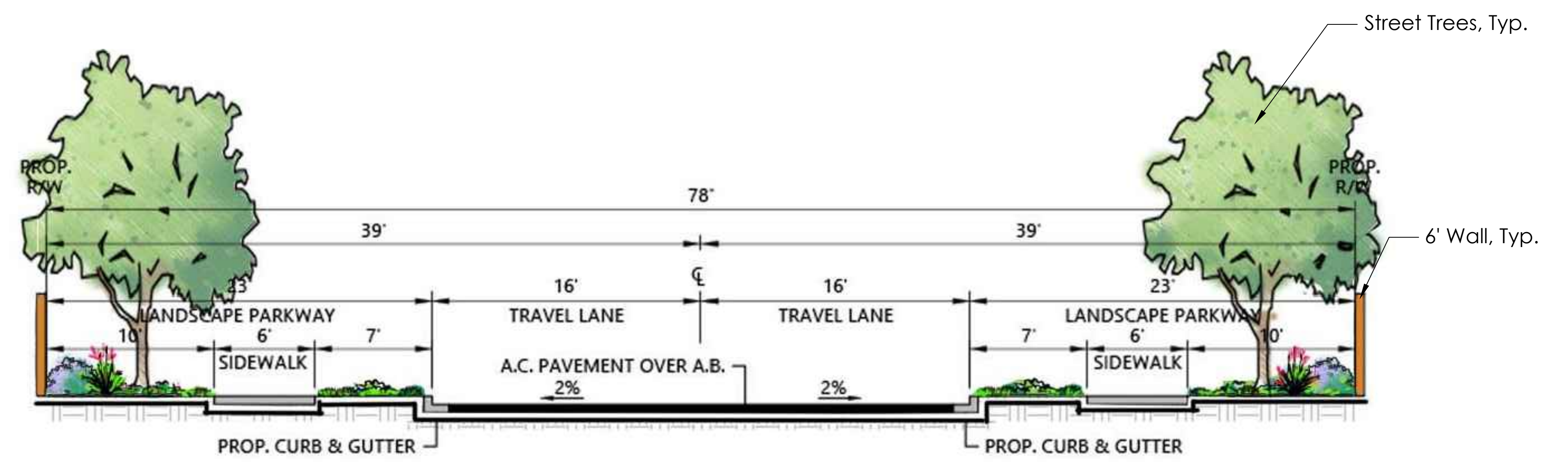
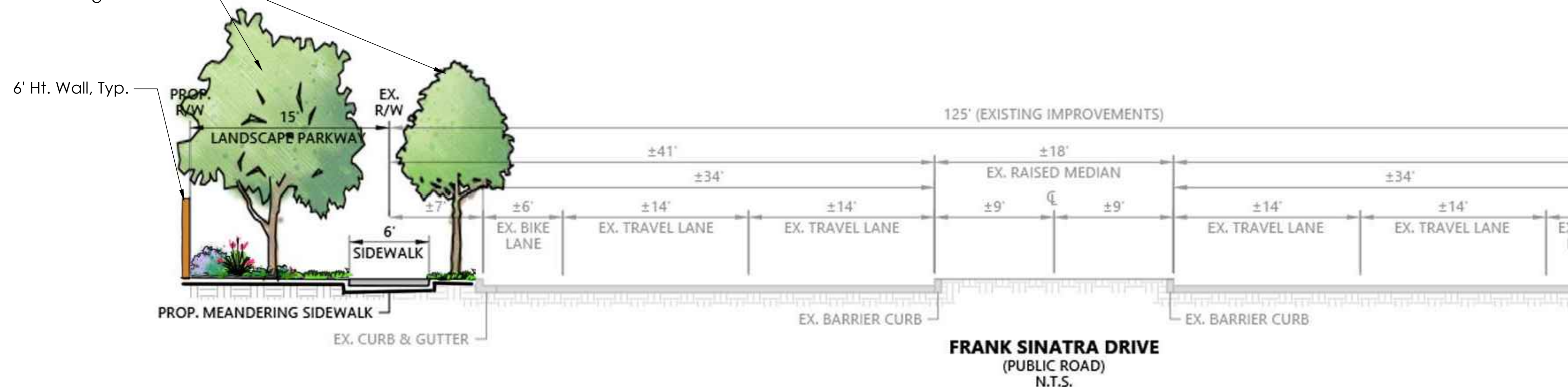
M Primary Entrance



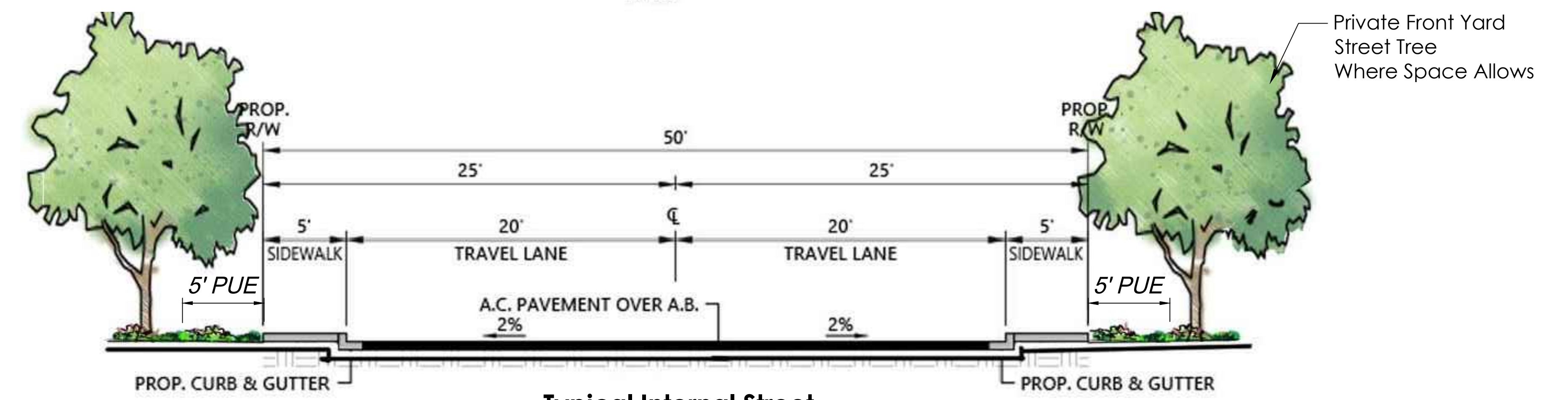
N Enhanced Intersection



Street Trees Grouped on Either Side of Meandering Sidewalk

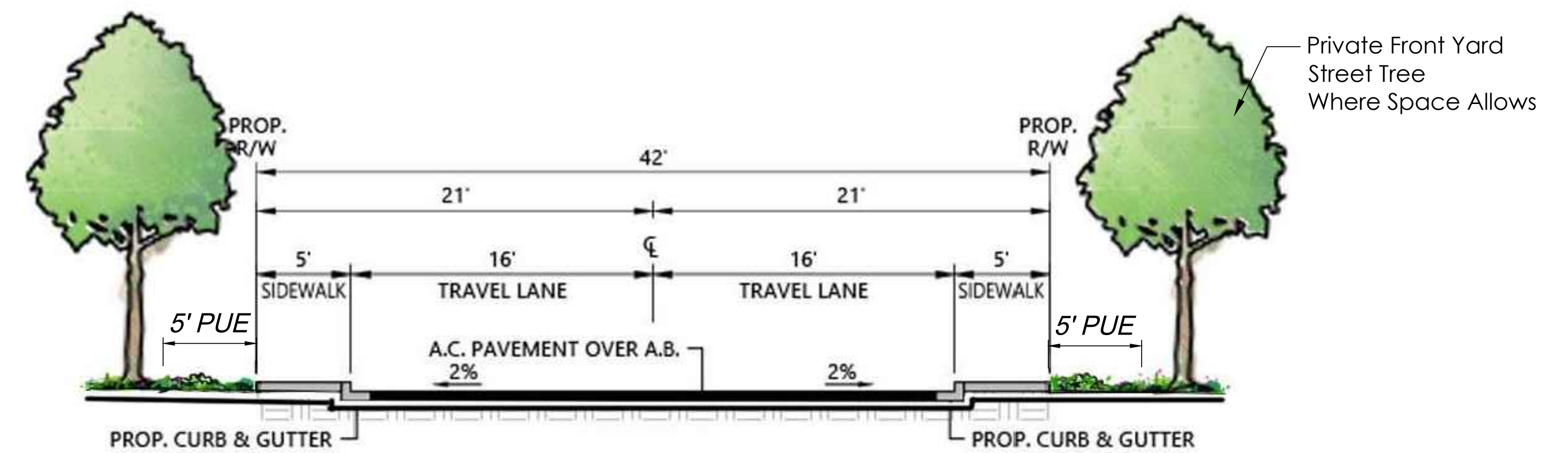


(PRIVATE ROAD) N.T.S.



Typical Internal Street

(PRIVATE ROAD) N.T.S.



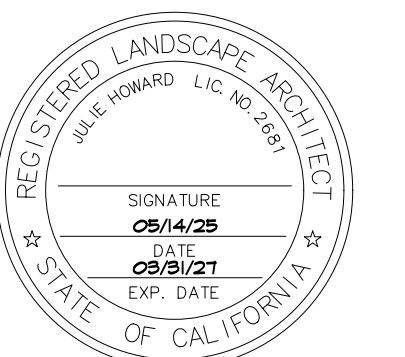
Typical Internal Street

(PRIVATE ROAD) N.T.S.

See Street Lighting Concept Plans for Light Pole Locations and Type.

Note: All Street Trees to be Located Outside Public Utility Easements and CVWD Easements. Street Trees in Private Front Yards will be Located Where Space Allows.

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Private Road Typical Streetscape Illustration

Notes:

1. All landscape and irrigation shall conform to the standards of the City of Palm Desert
2. The final landscape plans shall comply with the requirements of the City of Palm Desert water efficient landscape ordinance and Coachella Valley water district landscaping and irrigation system design ordinance.
3. Maintenance: All landscape shown on this plan shall be maintained by the property owner until turned over to the HOA and private homeowners, the HOA will maintain all public right of way areas. The landscape areas shall be kept free of litter and debris, and all plant material shall be maintained in a healthy growing condition. Diseased or dead plant material shall be satisfactorily treated or replaced per the conditions of the permit.
4. The irrigation system will be designed to afford optimum coverage for the support of plant growth. The coverage will meet the water requirements for the selected plant material and within the given planting areas. The design will take into consideration the type of exposure the system will have. The irrigation system will be designed with respect to water conservation, utilizing subsurface and emitter drip irrigation. The irrigation system shall be a fully automatic system and as maintenance-free as possible. The materials for the system will be of an extremely durable nature and will have been selected for wear resistance and long life. The overall system shall be designed for ease of maintenance. HOA areas shall have a separate designated irrigation water meter.
5. All proposed plant material shall be non-invasive, per CAL-IPC listing.
6. Tree root barriers shall be installed where trees are placed within 5 feet of public improvements including walks, curbs, or street pavements or where new public improvements are placed adjacent to existing trees. The root barrier will not wrap around the root ball.
7. The final landscape plans shall include parking area shading plans as applicable, showing shading of designated parking areas at 10 years maturity per PDMC 25.52, and providing a shading summary as required.
8. The final landscape plans shall include planting plans, with a separate symbol identifying each proposed plant or tree variety by botanical name, common name, spacing, size, quantity and water use per applicable WVCOLS III zone.
9. See the lighting (by others) plans for light fixture locations and type.

PLANT LEGEND						
QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	WVCOLS ZONE 6	MATURE SIZE	SPACING
TREES:						
STREET TREES- 24" BOX						
26		FRANK SINATRA DRIVE CHILOPISIS LINEARIS 'BURGUNDY'	DESERT WILLOW	L	20'X20'	25' O.C.
		PITHECELLOBIUM FLEXICAULE	TEXAS EBONDY	L	20'X20'	25' O.C.
		PROSOPIS GLANDULOSA	HONEY MESQUITE	L	30'X30'	30' O.C.
6		PORTOLA AVENUE- 24" BOX PROSOPIS GLANDULOSA	HONEY MESQUITE	L	30'X30'	30' O.C.
DESERT WILLOW DRIVE- 24" BOX						
		ACACIA SALICINA	WILLOW ACACIA	L	25'X15'	20' O.C.
61		CERCIDIUM FLORIDUM	BLUE PALO VERDE	L	35'X30'	35' O.C.
		FRAXINUS VELUTINA	WILLOW ACACIA	M	30'X30'	35' O.C.
DESERT WILLOW DRIVE INTERSECTIONS- 24" BOX						
61		CERCIDIUM D. MUSEUM	BLUE PALO VERDE	L	20'X20'	25' O.C.
21		WASHINGTONIA FILIFERA	CALIFORNIA PALM	M	60'X20'	20' O.C.
PRIMARY ENTRIES- DESERT WILLOW DRIVE AT F. SINATRA & PORTOLA AVE.						
12		PHOENIX DACTYLIFERA	DATE PALM	M	60'X25'	25' O.C.
20		PROSOPIS GLANDULOSA	HONEY MESQUITE	L	30'X30'	30' O.C.
INTERIOR STREET TREES/ FRONT YARD TREES -MIN. (2) 24" BOX SHADE TREES EA. FRONT YD.						
		ACACIA SMALLII	SWEET ACACIA	L	25'X25'	25' O.C.
90		CHITALPA TASHKENTENSIS	CHITALPA	L	20'X20'	25' O.C.
		OLEA 'SWAN HILL'	FRUITLESS OLIVE	L	20'X20'	25' O.C.
		LAGERSTROEMIA INDICA	GRAPE MYRTLE	M	20'X15'	25' O.C.
NEIGHBORHOOD PARKS						
44		CERCIDIUM D. MUSEUM	BLUE PALO VERDE	L	20'X20'	25' O.C.
		QUERCUS V. HERITAGE	HERITAGE OAK	M	40'X40'	50' O.C.
16		WASHINGTONIA FILIFERA	CALIFORNIA PALM	M	60'X20'	20' O.C.
OPEN SPACE TREES -(MAX. MATURE HEIGHT 25')						
78		ACACIA SMALLII	SWEET ACACIA	L	25'X25'	25' O.C.
		CAESALPINIA CASCALAGO	CASCALOTE	L	20'X20'	25' O.C.
		CHILOPISIS LINEARIS 'BURGUNDY'	DESERT WILLOW	M	20'X20'	25' O.C.
31		SOPHORA SECUNDFLORA	TEXAS MOUNTAIN LAUREL	L	20'X20'	25' O.C.

PLANT LEGEND (CONTINUED)						
QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	WVCOLS ZONE 6	MATURE SIZE	SPACING
SHRUBS:						
LARGE ACCENT SUCCULENTS- 15 GAL.						
200		AGAVE VILLMORIANA	OCTOPUS AGAVE	L	6'X6'	8' O.C.
		FOUQUIERIA SPLENDENS	OCOTILLO	L	15'X10'	15' O.C.
		YUCCA ROSTRATA	BIG BEND YUCCA	L	12'X10'	15' O.C.
150		SPECIMEN SHRUBS- 15 GAL.				
		CAESALPINIA PULCHERRIMA	PEACOCK FLOWER	L	10'X10'	15' O.C.
		CALLIANDRA ERIOPHYLLA	FAIRY DUSTER	L	3'X5'	5' O.C.
		SENNA ARTEMISIODES	SILVER CASSIA	L	5'X5'	5' O.C.
300		SCREENING SHRUBS- 5 GAL.				
		BOUGAINVILLEA SPP.	BOUGAINVILLEA	M	8'X15'	10' O.C.
		LEUCOPHYLLUM FRU. 'BRAVEHEART'	TEXAS RANGER	L	6'X6'	6' O.C.
		TEGOMA 'ORANGE JUBILEE'	ORANGE JUBILEE	M	6'X6'	6' O.C.
500		MASSING SHRUBS- 5 GAL.				
		BACCHARIS X 'THOMPSONII'	PROSTRATE COYOTE BUSH	L	3'X5'	5' O.C.
		CALLISTEMON 'LITTLE JOHN'	BOTTLEBRUSH	M	3'X3'	3' O.C.
		EREMOPHILA 'VALENTINE'	EMU BUSH	L	4'X6'	6' O.C.
		SALVIA G. 'SIERRA LINDA'	PINK AUTUMN SAGE	M	3'X3'	3' O.C.
		RUSSELLIA EQUISET. FORMIS	FIRECRACKER PLANT	M	5'X5'	5' O.C.
200		SUCCULENTS & CACTI- 5 GAL.				
		AGAVE DESMETTIANA	SMOOTH AGAVE	L	3'X3'	6' O.C.
		AGAVE GEMINIFLORA	TWIN-FLOWERED AGAVE	L	3'X4'	6' O.C.
		ALOE BARBADENSIS	ALOE VERA	L	3'X4'	4' O.C.
		ECHINOCACTUS GRUSONII	GOLDEN BARRELL CACTUS	L	3'X3'	6' O.C.
		DASYLIRION WHEELERI	DESERT SPOON	L	4'X4'	6' O.C.
		HESPERALOE PARVIFLORA	RED YUCCA	L	4'X4'	6' O.C.
		OPUNTIA V. 'SANTA RITA'	PRICKLY PEAR	L	5'X5'	8' O.C.
400		GROUNDCOVERS- 5 GAL.				
		ACACIA 'DESERT CARPET'	SPREADING ACACIA	L	2'X12'	8' O.C.
		CARISSA 'GREEN CARPET'	GREEN CARPET NATAL PLUM	M	2'X5'	4' O.C.
		CHRYSACTINIA MEXICANA	DAMIANITA DAISY	L	2'X4'	3' O.C.
		LANTANA 'NEW GOLD'	SPREADING LANTANA	M	2'X4'	3' O.C.
ACTIVE USE- LAWN						
		DWARF MARATHON FESCUE	SOD	H		

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- EXISTING MATURE TREES TO BE REMOVED**
- ① Acacia Stenophylla, Shoestring Acacia
 - ② Acacia Stenophylla, Shoestring Acacia
 - ③ Acacia Stenophylla, Shoestring Acacia
 - ④ Prosopis Glandulosa, Honey mesquite
 - ⑤ Prosopis Glandulosa, Honey mesquite
 - ⑥ Prosopis Glandulosa, Honey mesquite
 - ⑦ Acacia Stenophylla, Shoestring Acacia
 - ⑧ Prosopis Glandulosa, Honey mesquite
 - ⑨ Prosopis Glandulosa, Honey mesquite
 - ⑩ Acacia Stenophylla, Shoestring Acacia
 - ⑪ Acacia Stenophylla, Shoestring Acacia
 - ⑫ Prosopis Glandulosa, Honey mesquite
 - ⑬ Acacia Stenophylla, Shoestring Acacia
 - ⑭ Acacia Stenophylla, Shoestring Acacia
 - ⑮ Acacia Stenophylla, Shoestring Acacia
 - ⑯ Acacia Stenophylla, Shoestring Acacia
 - ⑰ Acacia Stenophylla, Shoestring Acacia
 - ⑱ Acacia Stenophylla, Shoestring Acacia
 - ⑲ Acacia Stenophylla, Shoestring Acacia
 - ⑳ Acacia Stenophylla, Shoestring Acacia
 - ㉑ Acacia Stenophylla, Shoestring Acacia
 - ㉒ Tamarix Ramosissima, Tamarisk
 - ㉓ Tamarix Ramosissima, Tamarisk
 - ㉔ Acacia Smallii, Small's Acacia
 - ㉕ Acacia Smallii, Small's Acacia

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