

November 12, 2019

ATTACHMENT 5

To **Bill Robeson & Peter McClure**
 Director of Community Development
 City of Arroyo Grande, CA 93401-5415

Re: **Landscaping and Street Tree Memo**
 Application ENG18-00025
 In Response to Plan Check Dated *November 06, 2019.*

The project will be installing irrigation on each individual lot and as such the areas within property boundaries will be the responsibility of the individual homeowners. A maintenance plan and agreement will be created to include areas that are designated “common areas” or have access easements.

An exhibit has been created (attached) to show the areas that would be the responsibility of individual lot owners. The areas identified at the top of creek to the back of walk will have established landscaping per the Enhancement Plan prepared by KMA Associates, dated January 2, 2019 (included with this submittal), and as submitted to the State Waterboard.

The area of street tree planting has also been provided on the attached “landscaping and irrigation exhibit”. The slope banks from the building pads down to the vegetated swale on the Corbett Canyon frontage will be the location of the required street trees. The tree selection will be that from the approved tree list at a rate of 1 tree per 50’ of frontage. The project will be providing 23 street trees in the identified locations. The tree selection will be a mixture of Camphor Tree (large umbrella shaped evergreen), Deodar Cedar Tree (tall evergreen), Bronze Loquat (small umbrella shaped evergreen with white flowers). New Zealand Christmas Tree (medium size evergreen with red flowers). The landscaping and irrigation exhibit show the specific location of each tree selection.

The landscaping for the vegetated swale will be Deer Grass or an approved equal. Deer Grass was selected for the drought and inundation tolerance which are ideal for a drainage swale. The grass can be mowed to 3” and separated for replanting purposes.

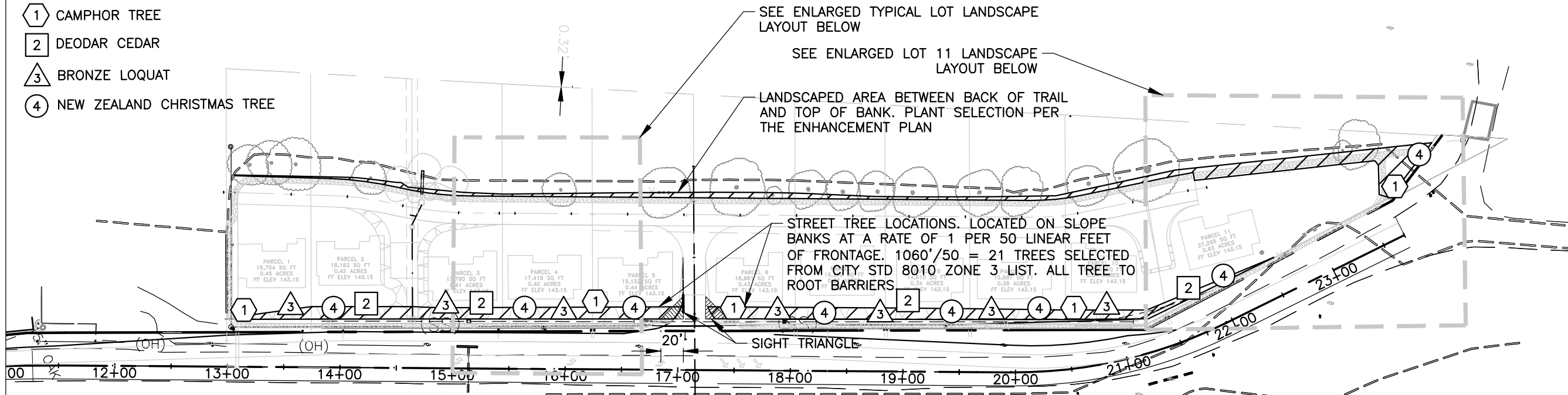
Thank you for the time spent reviewing this project. Please contact Garing, Taylor and Associates if you have any questions regarding this project.

Sincerely,

Tony Coscia, Project Manager

Garing, Taylor & Associates, Inc. | 141 South Elm Street, Arroyo Grande, CA 93420
805.489.1321 | www.garingtaylor.com

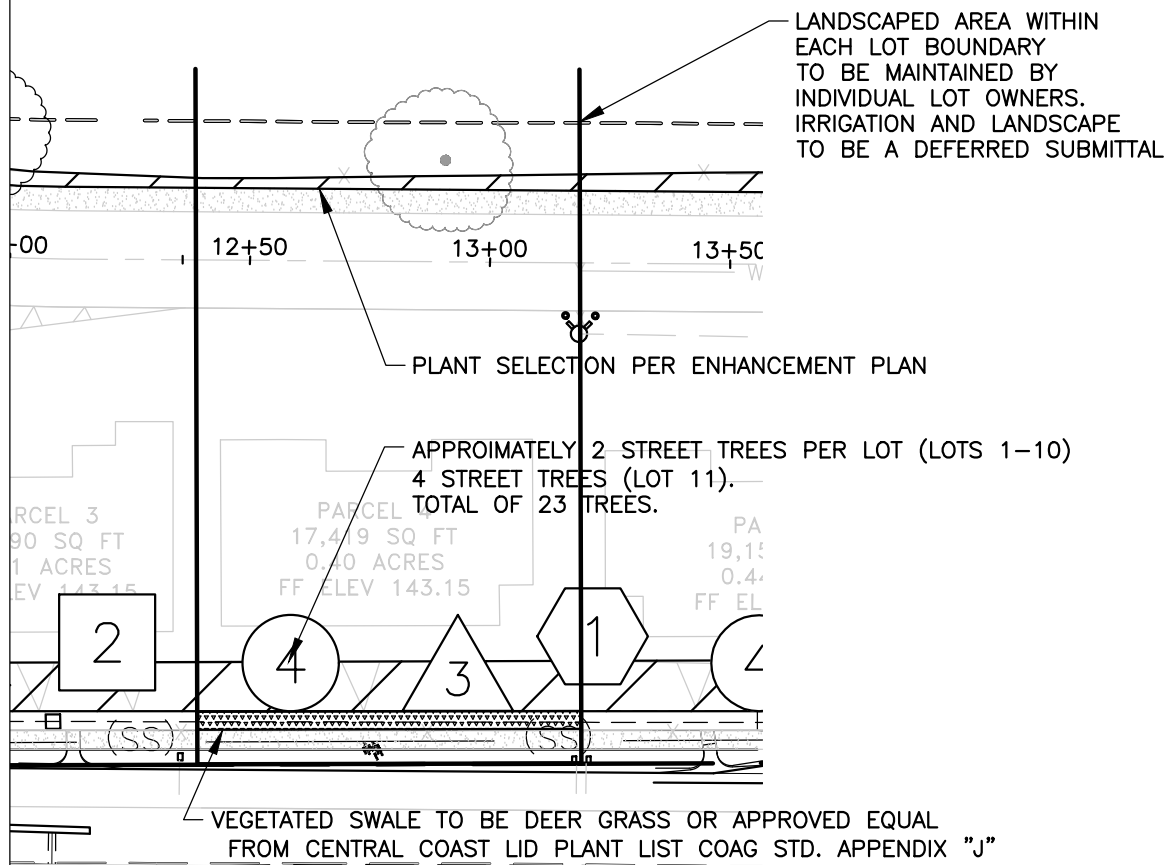
- ① CAMPHOR TREE
- ② DEODAR CEDAR
- ③ BRONZE LOQUAT
- ④ NEW ZEALAND CHRISTMAS TREE



TRACT LANDSCAPE AREAS

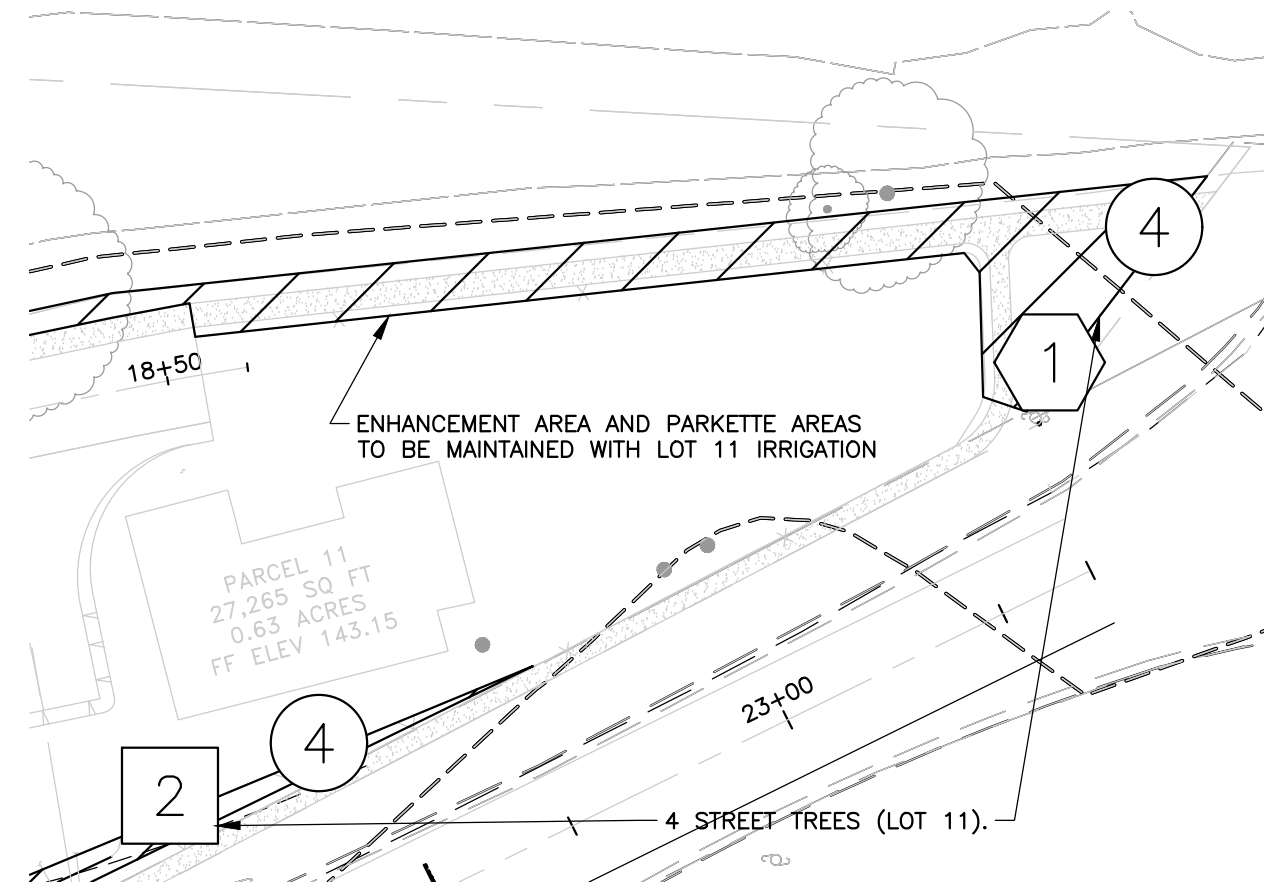
DEFERRED LANDSCAPE AND IRRIGATION AREAS

SCALE: 1" = 100'



TYPICAL LOT

LANDSCAPE LAYOUT SCALE: 1" = 40'



ENLARGED LOT 11

LANDSCAPE LAYOUT

SCALE: 1" = 40'

SHEET TITLE:

DEFERRED LANDSCAPE & IRRIGATION EXHIBIT

PROJECT:

Pace

JOB NO. 17-673

DRAWN BY: AJC

DATE: 2019-09-27

SCALE: AS NOTED

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GARING, TAYLOR & ASSOCIATES, INC.
 CIVIL ENGINEERS · SURVEYORS · PLANNERS
 141 SOUTH ELM STREET · ARROYO GRANDE, CA 93420 · (805) 489-1321