

GENERAL LANDSCAPE NOTES

- All finished grades to be approved by the landscape architect prior to the installation of any plant material.
- Plant material to be approved by the landscape architect prior to installation.
- All tree locations to be staked by the landscape contractor and approved by the landscape architect prior to any holes being dug.
- The contractor is to provide a 2 lb. sample of the proposed mulch for review and approval by the landscape architect & owner. The contractor shall provide 100% coverage of non-paved areas within the limits of construction.
- For all tree planting that encounters hardpan/caliche, provide separate unit price to install trees with an auger.
- It is the responsibility of the landscape contractor to inform the landscape architect of any plant material concerns based on the planting season. (E.G. Summer vs. Winter) Should the landscape contractor have any concerns about the plant material due to heat or frost exposure, the installer shall request a substitution or delay in planting. Once planted, all plant material is subject to specified warranties.
- All deciduous trees to be unconditionally guaranteed for 1 year after installation. All other plants shall be guaranteed for a minimum period of 90 days from the date of final approval by the City/Owner. Any plant materials not approved by the City/Owner prior to October 1st of the calendar year (in which they are installed) shall be further guaranteed until May 20th of the following calendar year.
- Trees, shrubs, groundcovers, vines, and turf which have to be replaced under the terms of the guarantee shall be guaranteed for an additional 90 days from the date of replacement.
- The landscape contractor shall be responsible for providing all finished grading, and for maintaining positive drainage away from all buildings during the finish grading process. All slopes not to exceed 4:1 in landscape areas. Under no circumstances shall any tree be planted within 6'-0" of any building without the express written approval of the landscape architect.
- Trees and shrubs shall be placed a minimum of 6'-0" from public accessways, utility cabinets, and fire hydrants.
- Shrubs must be, at maturity, 6'-0" from the rear of a fire hydrant. No material, other than groundcovers, may be placed between a fire hydrant and the street or roadway, or 6'-0" on either side. Field verify all hydrant locations with the civil engineering plans.
- All site improvements, including landscape and site clean-up, must be completed prior to final approval or certificate of occupancy.
- Trees adjacent to pedestrian walkways should have a minimum canopy clearance of 6'-8".
- The landscape contractor shall coordinate all construction with the appropriate utility companies and shall be responsible for all damage to utilities.
- The landscape contractor shall be responsible for the fine grading of all planting areas. Ensure positive drainage off of landscape berms.
- The landscape contractor shall verify all material quantities. In the event of a discrepancy, the quantities on the plan will take precedence.
- Groundcover, when used, should extend under adjacent shrubs and trees.
- All planting areas shall be fertilized with 12 lbs./1,000 s.f. of 10-10-10 fertilizer.
- All planting beds (or mulch beds) shall be sprayed with Round-Up (or equal) prior to installation of the mulch.
- The landscape contractor shall provide the owner with written instructions on the proper care of all specified plant materials prior to final payment.
- Field adjustments may be required to avoid conflicts with proposed utilities or other site appurtenances. Notify the landscape architect prior to any field adjustments.
- All vegetative material must meet the American Standard for Nursery Stock sponsored by the American Association of Nurserymen and be approved by the American National Standards Institute, Inc. (ANSI).
- All new landscaping shall be in conformance with the standards of city ordinances.
- All planting shall be properly irrigated.
- All landscape islands to be excavated to a minimum depth of 24 inches.

- INSPECTIONS:**
- No excavation shall occur in city R.O.W. without a R.O.W. permit—contact the Public Works Department.
  - The Contractor shall mark all water lines, sewer lines, and tree locations prior to calling for ROW permit.
  - The landscape installation shall comply with approved landscape drawings prior to Final Acceptance by the City and issuance of a Certificate of Occupancy. Contact Development Services landscape architect for a landscape inspection.
  - Water meters, cleanouts and other appurtenances, shall be accessible, adjusted to grade, clearly marked with tagging, and compliant with Public Works Department standards prior to calling for landscape and final R.O.W. inspections.

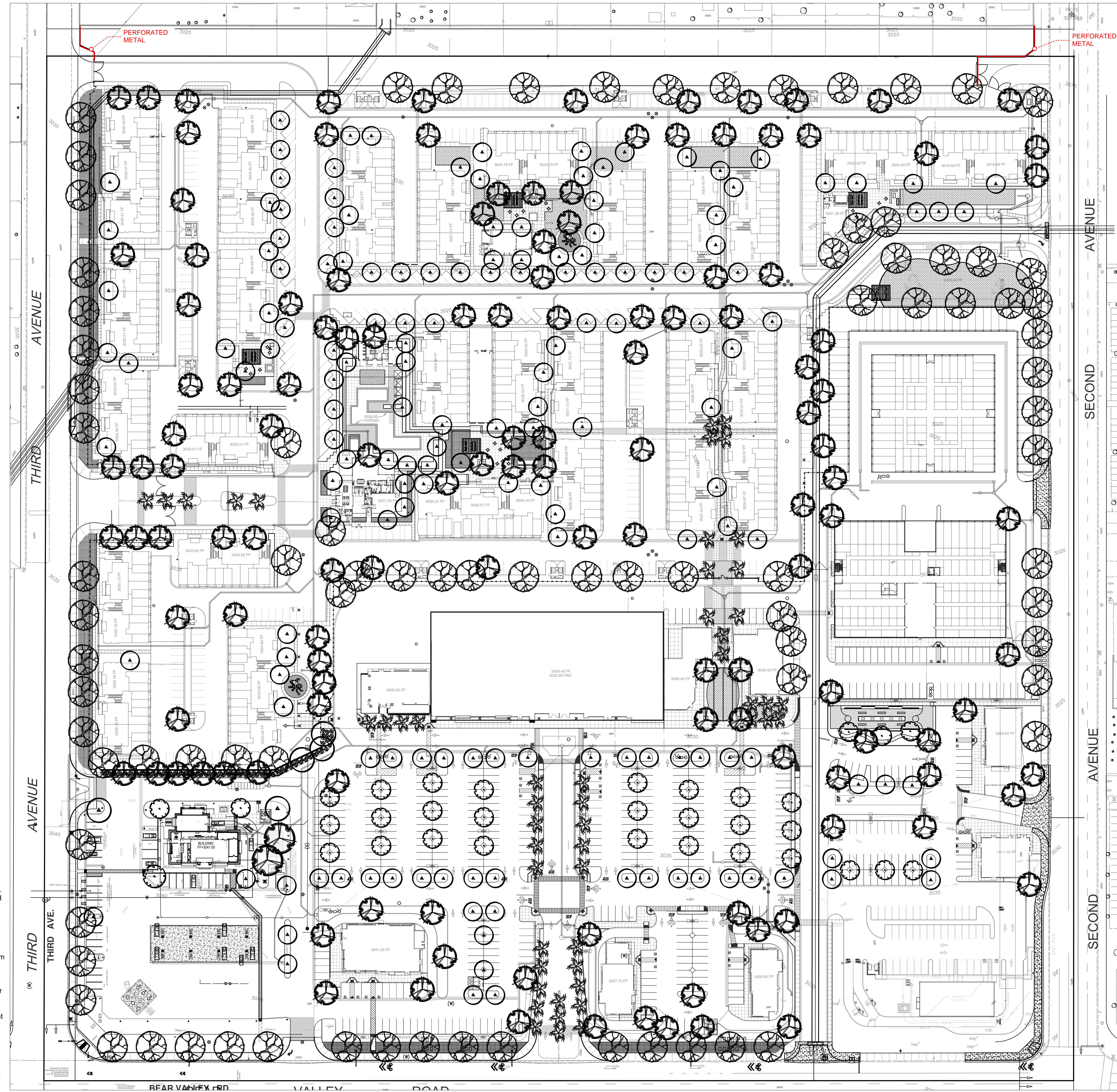
- LANDSCAPE STANDARDS:**
- Plantings and landscape elements shall comply with Engineering Standards, Public R.O.W. Visibility requirements.
  - Unless otherwise specified, trees shall be planted no less than 6' from curbs, and 4' from sidewalks, utility lines, and screening walls. The City has final approval for all tree placements.
  - A Three foot radius around a fire hydrant shall remain clear of plant materials pursuant to the Fire Code.
  - Street trees, where required, shall be (10') minimum from the edge of a storm sewer curb inlet box and the edge of the root ball shall be (4') minimum from the water meter.
  - All plants shall be grown and harvested in accordance with The American Standard for Nursery Stock (ANSI Z60.1-2004)
  - Tree planting shall comply with details herein and the International Society of Arboriculture (ISA) standards.
  - Tree pits shall be tested for water percolation. If water does not drain out of tree pit within 24-hours, the tree shall be moved or drainage shall be provided.
  - Native site topsoil is to be protected from erosion or stockpiled.
  - Native site topsoil shall be laboratory tested by and accredited laboratory and amended per said laboratory's recommendations.

GENERAL IRRIGATION NOTES

- The irrigation plan is diagrammatic and it shall be the irrigation contractor's responsibility to adjust the location of or watering rate of any head or drip emitter to provide full and adequate coverage or to add additional heads as necessary to ensure 100% coverage to turf and optimum growing conditions for all plant material. Contractor to assume liability for insufficient irrigation.
- Submit shop drawings of proposed system, layout and any pre-agreed upon equipment and/or layout for modification for LA approval prior to installation.
- Submit as-built record drawings illustrating complete irrigations system to LA/Owner Rep. at time of completion of construction and prior to final payment. Locate parts and equipment (elect. valves, gate valves, flush valves, quick coupler valves and controllers) for LA approval prior to installation.
- Install all drip irrigation components as per manufacturer's requirements.
- All trenching within the dripline of existing trees is to be done by hand. No mechanical trencher shall be used in these areas and no roots larger than 1-1/2" in diameter shall be cut. Contact the landscape architect if a problem arises.
- The irrigation system has been designed for 65 psi. The irrigation contractor shall verify the water pressure in the field and notify the landscape architect immediately should a discrepancy exist.
- Irrigation heads and components shall be located a minimum of 24 inches from all buildings to prevent adverse performance of foundations and slabs due to the shrinking and swelling of clay sub-soils.
- In areas where spray heads are zones with rotor heads use appropriate rotary nozzles to match precipitation rates.
- Mainline may be shown diagrammatically. Contractor shall locate all mainline along sidewalks, within curblines, and inside property lines. Sleeves shall be provided by contractor wherever mainline or lateral lines cross under sidewalks or roadways, even if not indicated on plan. Sleeve sizes are to be 6" for mainline and 4" for lateral lines unless otherwise indicated. Additional sleeves may be indicated on plans to carry control wires.
- The irrigation contractor shall size the pipe according to the pipe schedule. Gallons per minute are calculated by the combined emission head output downline from pipe being sized.
- All valve boxes (irrigation, gate valves, flush cap, water features, control wire etc.) are to be placed in mulch/decomposed granite/planting areas. Under no circumstances are the valve boxes to be placed in a lawn or landscape area. Boxlid color to match adjacent granite/surface material as closely as possible.
- Group valves as much as possible. Place boxes parallel to curbs, buildings and each other. Provide 6" base of pea gravel for all valve boxes installed.
- All unsurfaced areas are to receive four inches of topsoil, seed, mulch, or sod and watered until a healthy strand of grass is obtained.
- The general contractor is responsible to provide power to the irrigation controller.
- Controllers are to be programmed to allow sufficient flow rates are maintained throughout the system.
- All controller wires should be located underneath mainline piping inside trenches to avoid possible cutting of wires if lines are dug up in the future. Contractor shall also run spare control wires in each direction from controller to farthest valves to serve as backup wires.
- 24 volt wiring to be #14 UFUL direct burial-solid copper.
- Wire sleeve to be 2" class 200 PVC (min.).
- Extend (2) additional control wires to furthest valve box, wire to controller, coil wire and label station numbers.
- Irrigation sleeves are to be schedule 40 PVC with a minimum diameter twice the size of the irrigation main line. Irrigation sleeves are to extend 12" beyond edge of pavement, wall or curb and a minimum of 36" beyond edge of sidewalks. Provide separate sleeve for wire at each sleeve location.
- If applicable contractor shall field verify best possible location to mount rain sensor within 25 feet of the controller. Avoid interference from trees, buildings, and other structures for optimum accuracy.
- Installation contractor and maintenance contractor shall closely monitor system to ensure that excessive irrigation moisture does not cause swelling of clay subsoil thereby causing harm to foundations and slabs.
- Civil plans shall govern in the installation of water, sewer, storm drainage and fire protection lines. See civil plans for location and sizes.

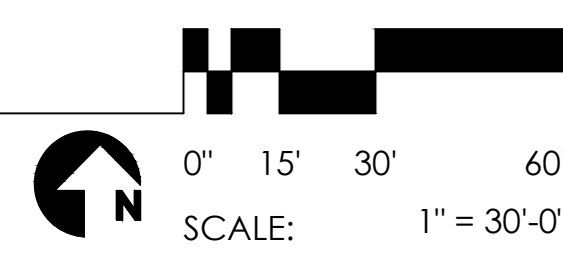
- IRRIGATION STANDARDS:**
- Any changes to these approved irrigation drawings shall be authorized by the Development Services Landscape Architect.
  - Contact Development Services for irrigation permit prior to installing the irrigation system.
  - Irrigation overspray on streets and walks is prohibited.
  - Mainlines, valves, or control wires shall not be located in the R.O.W.
  - ET irrigation controllers shall be programmed and adjusted to not exceed the Landscape Water Allowance (LWA) prior to approval of landscape installation.
  - Valves shall be located a minimum of (3') away from storm sewers, and sanitary sewer lines and 5 feet from City fire hydrants and water valves.
  - The bore depth under streets, drive aisles, and fire lanes shall provide (2') of clearance (minimum).
  - Irrigation heads that run parallel and near public water and sanitary sewer lines; shall be fed from stubbed laterals or bull-heads. A minimum 5-foot separation is required between irrigation main lines and laterals that run parallel to public water and sanitary sewer lines.
  - No valves, backflow prevention assemblies, quick couplers etc. shall be located closer than 10' from the curb at street or driveway intersections.

- MAINTENANCE STANDARDS:**
- The owner shall be responsible for the establishment, maintenance, and vigor of plant material in accordance with the design intent and as appropriate for the season of the year.
  - Landscape and open areas shall be free of trash, litter and weeds.
  - All trees and shrubs shall be maintained in accordance with the Engineering Design Standards - Public R.O.W. Visibility Requirements.
  - Tree maintenance shall be in accordance with the American National Standards for Tree Care Operations, ANSI A300 and the standards of the International Society of Arboriculture (ISA).
  - Tree staking materials, if used, shall be removed after (1) growing season and not more than (1) year after installation. Steel tree stakes, wires, and hoses are prohibited.



LANDSCAPE PLAN

OVERALL SITE



PLANT PALETTE - OVERALL SITE

**CANOPY TREES**

NAME	QTY.	SIZE	CALIPER	COMMENTS
Fraxinus Velutina 'Modesto' / MODESTO ASH	84	24" BOX	2.5" CAL. MIN.	10'-12" HT. MULTI-TRUNK
Parkinsonia 'Desert Museum' / DESERT MUSEUM PALO VERDE	133	24" BOX	2.5" CAL. MIN.	12'-15" HT. STANDARD
Chitalpa 'Pink Dawn' / DESERT WILLOW	166	24" BOX	2.5" CAL. MIN.	12'-15" HT. STANDARD
Acacia Farnesiana / SWEET ACACIA	32	24" BOX	2" CAL. MIN.	12'-15" HT. STANDARD
Washingtonia Robusta / MEXICAN FAN PALM	50	24" BOX	2.5" CAL. MIN.	12'-15" HT. STANDARD

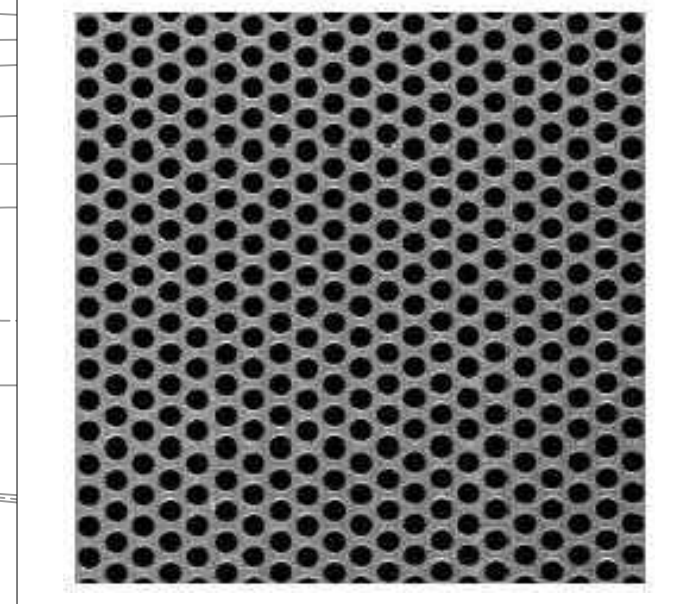
**SHRUBS**

NAME	QTY.	SIZE	HEIGHT	COMMENTS
Leucophyllum L. 'Lynn's Legacy' / TEXAS RANGER	00	5 GAL.	30" HT.	
Dodonaea Viscosa / HOPSEED BUSH	90	5 GAL.	30" HT.	
Dalea Frutescens / BLACK DALEA	00	5 GAL.	30" HT.	
Penstemon Eatonii 'Firecracker' / PENSTEMON	00	1 GAL.	30" HT.	
Leucophyllum C. 'Thunder Cloud' / TEXAS RANGER	00	5 GAL.	30" HT.	
Dalea Greggii / TRAILING INDIGO BUSH	00	1 GAL.	30" HT.	
Hesperaloe parviflora 'Yellow' / YELLOW YUCCA	00	5 GAL.	30" HT.	
Festuca 'Marie' / ATLAS FESCUE	00	1 GAL.	30" HT.	
Hesperaloe P. 'Brakelight' / RED YUCCA	00	1 GAL.	30" HT.	

**SURFACE MATERIALS**

NAME

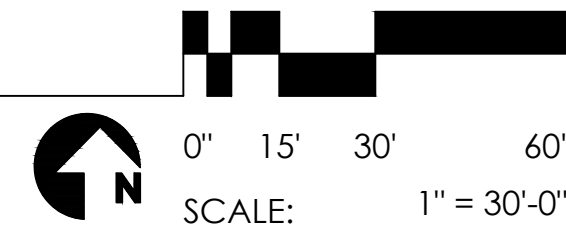
3" THICK STABILIZED DECOMPOSED GRANITE  
COLOR: DESERT GOLD



McNICHOLS PERFORATED METAL  
MATERIAL: ROUND ALUMINUM, ALLOY 3003-H14.  
.0500" THICK (16 GAUGE, 3/16" ROUND ON 1/4" STAGGERED CENTERS, 51% OPEN AREA



LANDSCAPE PLAN  
OVERALL SITE



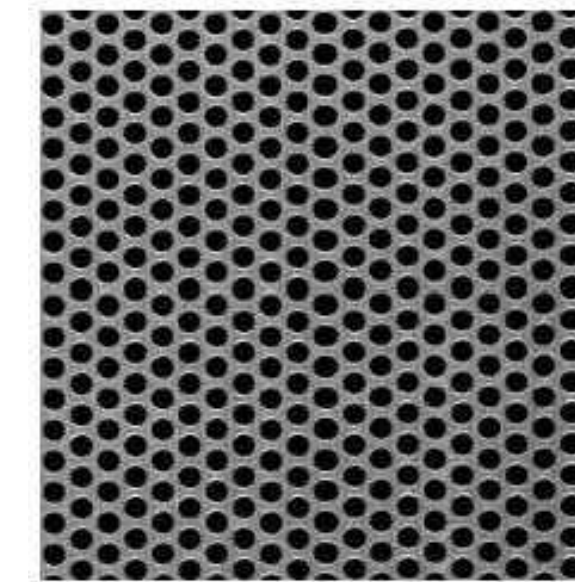
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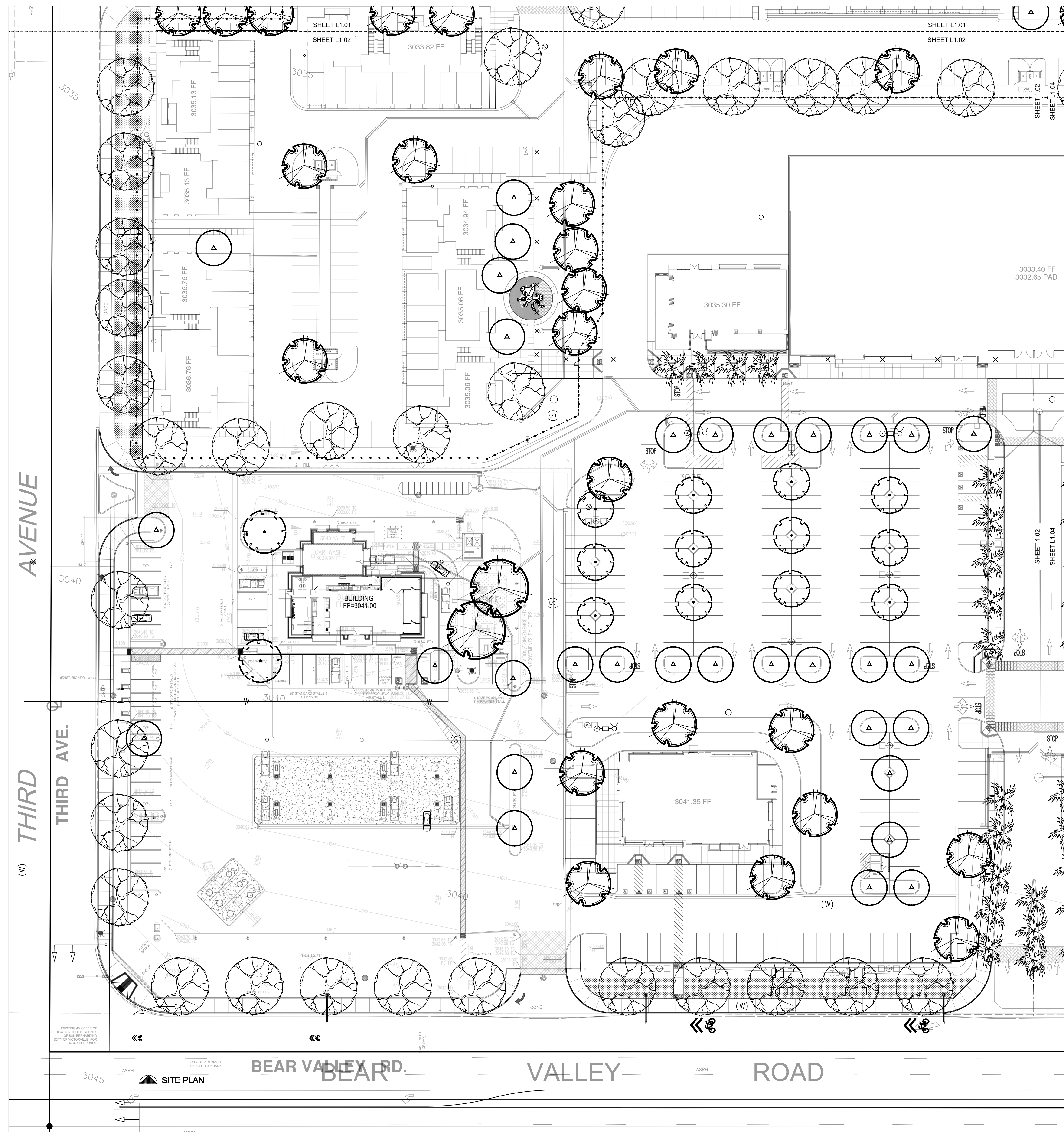
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<i>Dalea Frutescens</i> BLACK DALEA	00	5 GAL.	30" HT.	
<i>Penstemon Eatonii 'Firecracker'</i> PENSTEMON	00	1 GAL.	30" HT.	
<i>Leucophyllum C. 'Thunder Cloud'</i> TEXAS RANGER	00	5 GAL.	30" HT.	
<i>Dalea Greggii</i> TRAILING INDIGO BUSH	00	1 GAL.	30" HT.	
<i>Hesperaloe parviflora 'Yellow'</i> YELLOW YUCCA	00	5 GAL.	30" HT.	
<i>Festuca 'Maire'</i> ATLAS FESCUE	00	1 GAL.	30" HT.	
<i>Hesperaloe P. 'BrakeLight'</i> RED YUCCA	00	1 GAL.	30" HT.	

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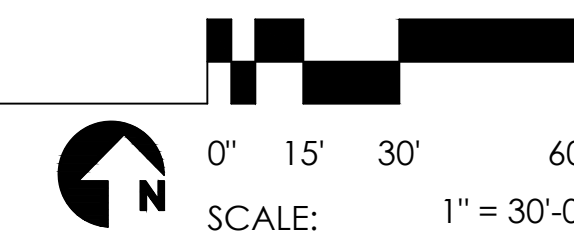
**PLANT PALETTE - OVERALL SITE**

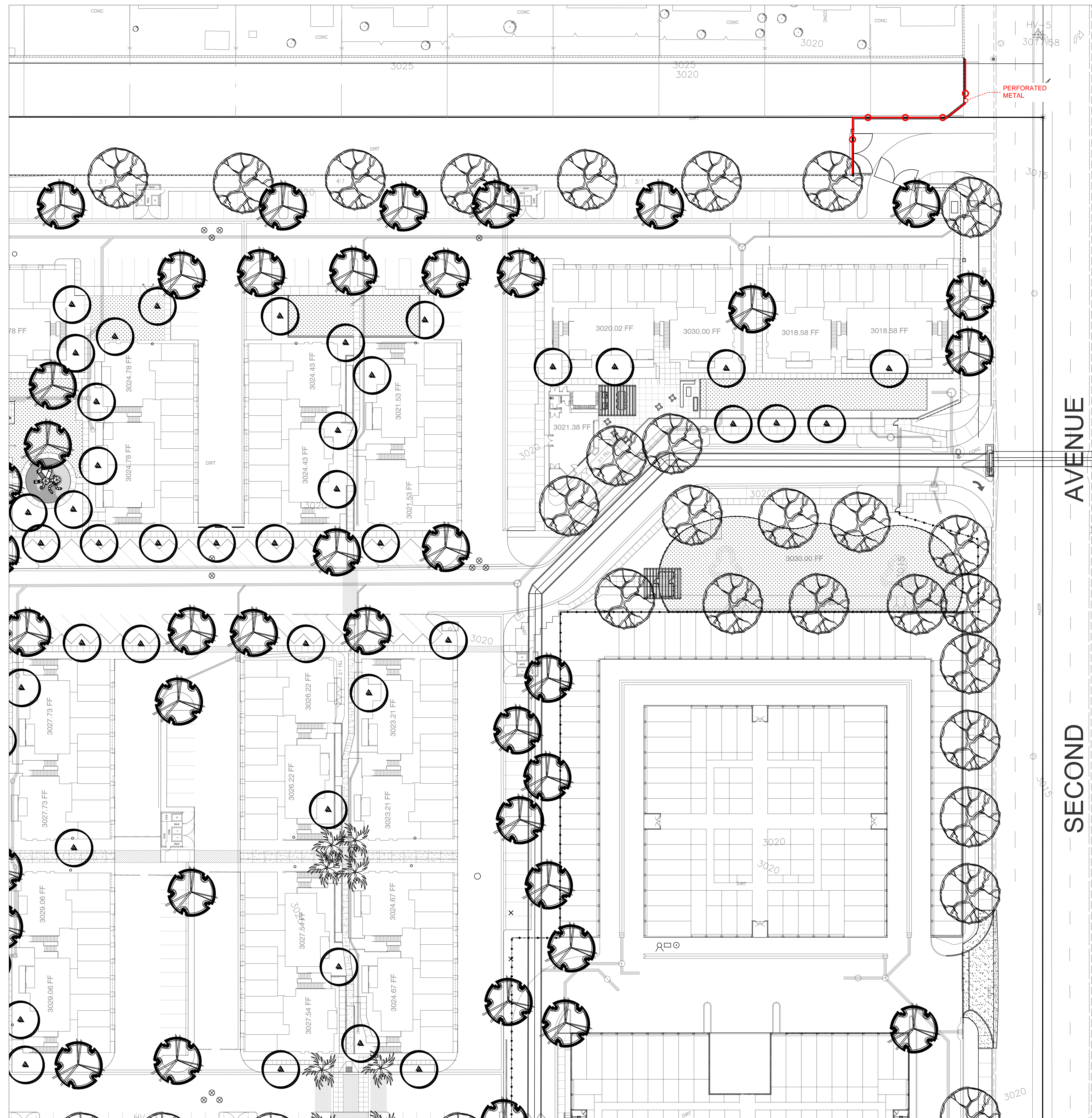
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<i>Dalea Frutescens</i> BLACK DALEA	00	5 GAL.	30" HT.	
<i>Panstermon Eatonii 'Firecracker'</i> PENSTEMON	00	1 GAL.	30" HT.	
<i>Leucophyllum C. 'Thunder Cloud'</i> TEXAS RANGER	00	5 GAL.	30" HT.	
<i>Dalea Greggii</i> TRAILING INDIGO BUSH	00	1 GAL.	30" HT.	
<i>Hesperaloe parviflora 'Yellow'</i> YELLOW YUCCA	00	5 GAL.	30" HT.	
<i>Festuca Meieri</i> ATLAS FESCUE	00	1 GAL.	30" HT.	
<i>Hesperaloe P. 'Brakelight'</i> RED YUCCA	00	1 GAL.	30" HT.	

SURFACE MATERIALS	
NAME	
	3" THICK STABILIZED DECOMPOSED GRANITE COLOR: DESERT GOLD

LANDSCAPE PLAN  
OVERALL SITE





**PLANT PALETTE - OVERALL SITE**

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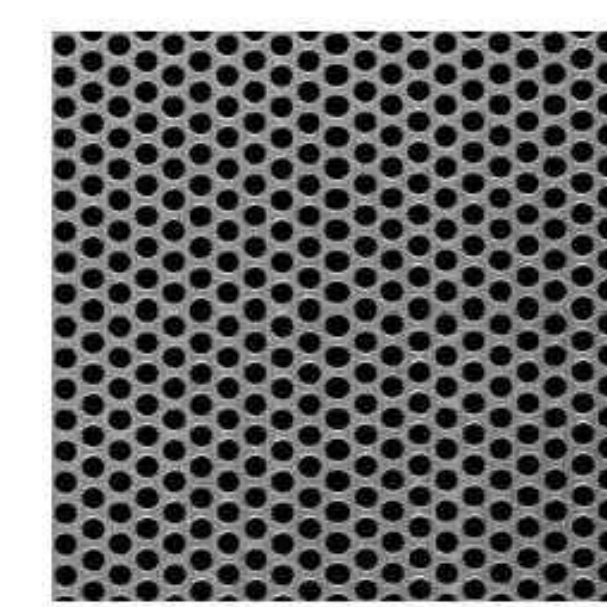
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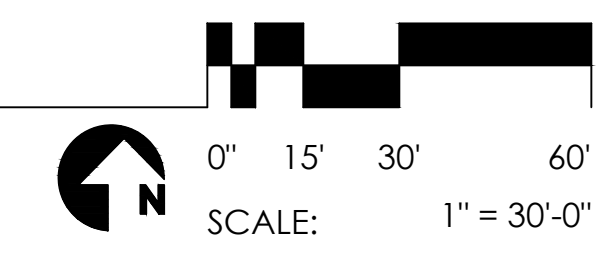


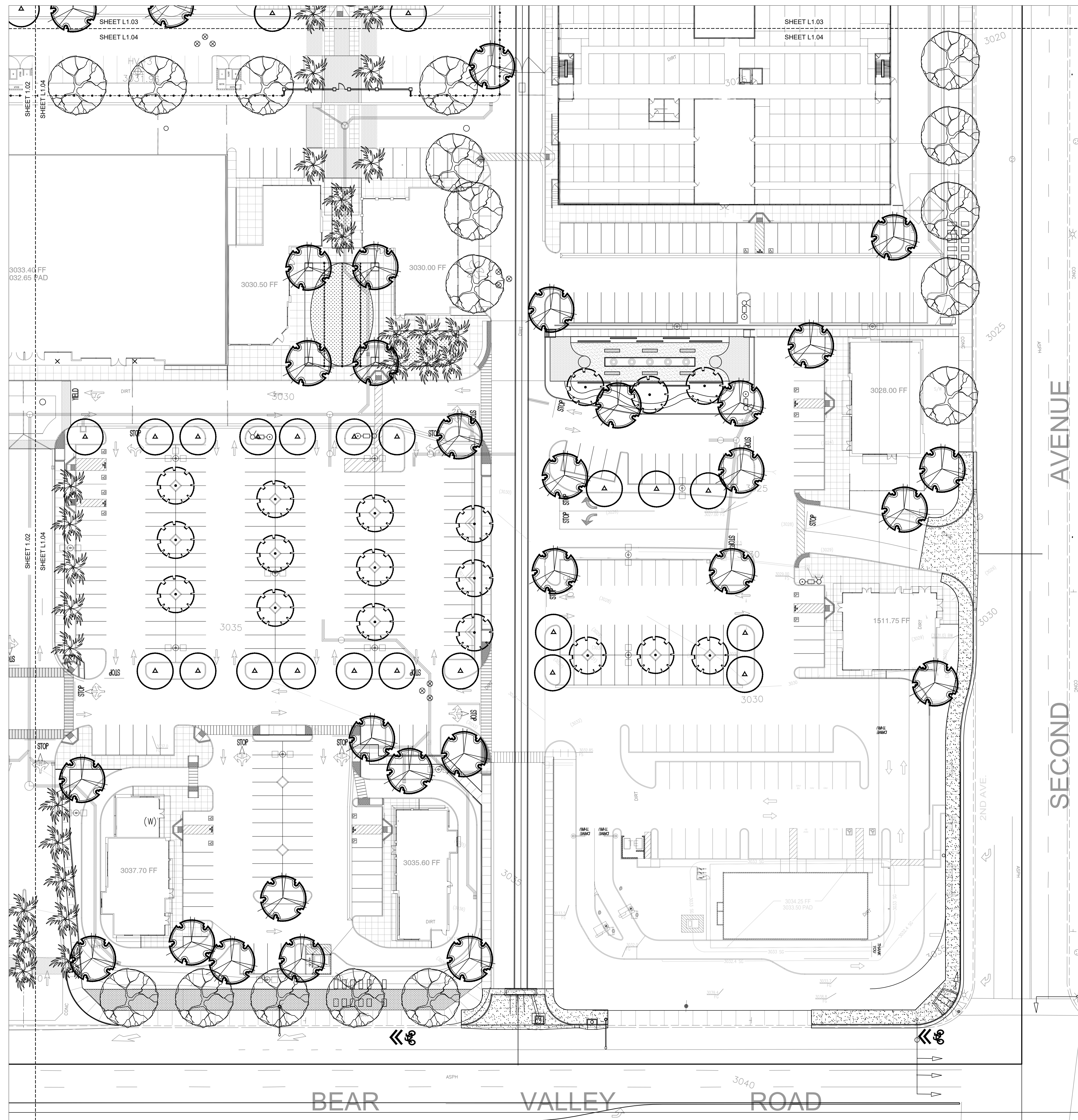
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MATERIAL: ROUND ALUMINUM, ALLOY 3003-H14.  
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STAGGERED CENTERS, 51% OPEN AREA

AVENUE  
SECOND

LANDSCAPE PLAN

OVERALL SITE





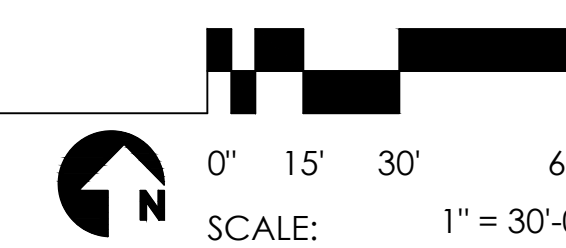
**PLANT PALETTE - OVERALL SITE**

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SURFACE MATERIALS	
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	3" THICK STABILIZED DECOMPOSED GRANITE COLOR: DESERT GOLD

LANDSCAPE PLAN  
OVERALL SITE



# PLANT PALETTE

## TREES



**Acacia Farnesiana**  
**Sweet Acacia**

A 15-20 ft., multi-trunked tree or shrub. Branchlets spiny and bearing finely divided leaves, each of the many leaflets less than 1/4 inch long. The bipinnately compound foliage is light-green and ferny. Small, fragrant, orange-yellow flowers 1/2 inch in diameter cluster in globose heads with many protruding stamens per flower.



**Fraxinus Velutina 'Modesto'**  
**Modesto Ash**

This ash is a small to medium-sized, deciduous shade tree, usually no taller than 40 ft. in cultivation. Tree with open, rounded crown of spreading branches and leaflets quite variable in shape and hairiness. Spreading branches form a rounded crown. Bark is deeply furrowing into ridges. Pinnately compound foliage turns yellow in fall.



**Parkinsonia 'Desert Museum'**  
**Desert Museum Palo Verde**

The Desert Museum palo verde is a fast-growing tree of medium size that develops an upright canopy habit, 20-30 ft. tall, 20-25 ft. wide. In contrast to other types of palo verde, this cultivar has thornless chartreuse-green stems and branches. Vast numbers of lemon-yellow flowers are produced each spring for a dramatic display.



**Chitalpa 'Pink Dawn'**  
**Desert Willow**

Desert-willow is a 15-40 ft., slender-twigged, small tree or large shrub, often with leaning, twisting trunk and open, spreading crown. Leaves are deciduous, willow-like, light green, both opposite and alternate, 4-12 inches long and 1/3 inch wide. The blossom is funnel-shaped, 1-1 1/2 inches long, spreading at the opening into 5 ruffled, petal-like lobes.

## SHRUBS



**Leucophyllum Candidum**  
**'Thunder Cloud'**  
**Texas Sage 'Thunder Cloud'**

Compact size and masses of darker flowers distinguish this shrub with silvery gray foliage. Extraordinarily heat and drought resistant. Perfect for driveways and parking lots in desert climates as individual, informal hedge or in groups. Evergreen.



**Dales Frutescens**  
**Black Dalea**

Thornless shrub up to 3 feet tall; stems gray to light brown, leaf bearing twigs thin, reddish brown. Occasional on shallow soil over limestone in unshaded upland situations. Leaves up to 1 inch long, divided into as many as 8 pairs of small leaflets and a terminal one on a central axis, leaflets 5 1/16 inch or less long, gland dotted on the lower surface.



**Hesperaloe parviflora 'Yellow'**  
**Yellow Yucca**

This magnificent Southwestern native produces five-foot-tall wands of bright yellow, waxy, inch-long trumpet flowers in early spring. Blooms tower above the mound of thick, sword-shaped, gray-green, succulent foliage, and persist until fall.



**Festuca 'Maire'**  
**Atlas Fescue**

Atlas fescue is a tough grass with pleasing ornamental characteristics that is commonly planted in large scale areas where it can provide a strong visual pattern. It grows well in full sun, on well-drained soils and with regular water throughout the year.



**Dalea Greggii**  
**Trailing Indigo Bush**

Greggs prairie-clover or indigo bush is a 4-9 in., trailing sub-shrub, spreading 2-4 ft. Grown mostly for its silvery, blue-green, delicately compound leaves, the shrub is awash with clusters of tiny, pea-shaped purple flowers in spring and early summer. This plant is a good ground cover for rocky slopes and exposed sites in the Southwest. Grown chiefly for its foliage, but also gets covered with purple blooms in summer. It will tolerate dry conditions well.



**Leucophyllum frutescens**  
**Texas Ranger**

This is the original Texas Ranger, which has grayish leaves. Look for improved selection 'Green Cloud' with light green leaves. 'White Cloud' produces white flowers. Canopy coverage: 50 square feet.



**Penstemon Eatonii 'Firecracker'**  
**Penstemon**

Penstemon eatonii is a species in the Plantaginaceae (Plantain) family known by the common name Eaton's Firecracker. It is native to the western United States from California to the Rocky Mountains, where it grows in many types of desert, woodland, forest, and open plateau habitat. In California it is found primarily in high desert areas. It is a perennial herb producing several sprawling to erect stems reaching one meter in maximum height. The leaves, found mostly in the basal rosette, are lance-shaped to oval, untoothed, and up to 9 centimeters in length.



**Hesperaloe parviflora**  
**Red Yucca**

Not a yucca, this member of the Century-Plant family produces soft, yucca-like, evergreen leaves, 2-3 ft. in length, crowded on the perennial's short, woody base. The flower stalk rises 5 ft. and bears showy, coral-colored, tubular flowers occur on arching, wand-like, pink stems. Leaves are plum-colored in winter; blue-green other times.



**Yucca filamentosa 'Gold sword'**  
**Golden Yucca**

Boldly striped green and creamy yellow sword-like leaves are topped by tall, showy spikes of fragrant, ivory white blooms in spring. Forms dramatic clumps with age. Use to create contrasting textures as a garden accent or container plant. Evergreen.