

DESIGN STANDARDS FOR
WEST VILLAGE STREETSAPES

Prepared for:
West Village Group

Prepared by:



Studio VBM, LLC
LAND PLANNING & LANDSCAPE ARCHITECTURE
1601 S. RAINBOW BLVD., SUITE 250
LAS VEGAS, NEVADA 89146
PHONE 702.396.1044
FAX 702.255.0466
www.studiovbm.com

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1. Design Philosophy

West Village is a new development comprised of mixed-use, commercial, and resort projects within the CMA/MUD Overlay Districts of Clark County. This development will be bounded by Patrick Lane on the north, Badura Avenue on the south, Cimarron Road on the east, and the I-215 Beltway/El Capitan Way alignment on the west. Major project developers include Centra Properties, Curve Development, Glen Smith Glen Development, UNLV, KB Home, Station Casinos, Stable Development, Sunset/Durango Partners, and others.

Streetscapes within West Village will be developed upon a hierarchy of function and significance, creating a distinctive character for major streets, entry features, and intersection nodes. Entries and entry features will make bold statements with efficient use of space, complementing the strong, high-density architecture. Major streets will have well-defined and consistent streetscape themes, giving the overall development a unique identity. Plantings will be impressive and unifying, with colonnades of specimen-sized trees and a palette of shrubs and groundcovers selected from approved lists. Intersection nodes will punctuate the streetscape at key locations, reinforcing the character and identity of West Village. Street furnishings will be included in accordance with Clark County requirements, and pedestrian activity will intensify in highly developed spaces internal to the parcels.

The Design Standards for West Village Streetscapes will provide a common set of guidelines and requirements that can be shared among all developers in the West Village area, with the goal of tying the entire project together through consistent high quality and continuity in the streetscape environment. The primary emphasis has focused upon the major street tree and entry feature plantings, together with logo monument icon identification at entries, consistent dimensions for landscape cross sections, and enhanced pedestrian amenities as the linking factors in the area. For all projects and all streets, dimensions and cross sections of landscape areas, required theme trees and combinations of trees, and requirements for understory planting layers will be defined in a consistent manner. (See Sections 5 and 6.)

2. Streetscape Zone Definitions

The following definitions apply to each of the component areas that will be addressed as elements of the Design Standards for West Village Streetscapes.

Entry Features are defined as the landscaping elements that will occur at major street access points into the West Village site. They will occur at entry corners and at mid-block locations, beyond the ends of the slopes and existing sidewalks adjacent to I-215 Beltway interchanges (See Exhibits 1, 4, & 5.)



Intersection Nodes are defined as the landscaping elements that will occur at important intersections within the West Village site. (See Exhibits 1 & 4.)

Monument Icon at Entries is defined as an architectural gateway pylon or monument structure, visible to approaching motorists, identifying and signifying arrival into West Village. The monument icon will be used at all major street access points (N,S,E,W), along with entry feature landscaping. Each project having a monument icon location will be responsible for the cost of constructing, installing, and maintaining the monument. (See Exhibits 1, 4, 5, & 6.)

Major North-South Street is defined as the 100-foot right-of-way surface street providing primary access to West Village from the I-215 beltway and via surface routes from population centers to the north and south. (See Exhibits 1, 2, & 8.)

Major East-West Street is defined as the 100-foot right-of-way surface street providing future access to West Village from the I-215 beltway and via surface routes from points east and west. (See Exhibits 1, 3, & 7.)

3. Entry Features

Entry feature landscaping elements will consist of the following: 1) corner entry features will include three specimen-sized Date Palms in an angled row wrapping around and centered upon the corner, along with a tiered arrangement of understory plantings transitioning from annuals, perennials, or flowering groundcovers to medium and large evergreen shrubs; 2) mid-block entry features will include three specimen-sized Date Palms in an angled row, with two Date Palms parallel to the street and one at a 45-degree offset facing the direction of traffic entering West Village, also with a tiered arrangement of understory plantings. Monument icons shall be installed at all entry features (see 3.A.1-5 for location and orientation requirements). At all entry points, the specified configuration of Date Palms, understory plantings, and monument icon shall be used in entry features on both sides of the major streets (at corners, mid-blocks, and lateral street locations resulting from Nevada Power easement - see 3.B.3), for a consistent appearance at all entries. (See Exhibits 1, 4, & 5.)

A. Monument Icon at Entries

1. Monument icons at corner entries will be located within the understory planting area, turned at a 45-degree angle facing the street, between the row of Date Palms and the back of sidewalk, centered upon the corner arc and the middle Date Palm, with the same setback at all corners.
2. Monument icons at mid-block entries will be located within the understory planting area, turned at a 45-degree angle facing the street, in-line with the Date Palms parallel to the street and on a perpendicular line between the street and the offset Date Palm, with the same setback and orientation angle to entering traffic in all locations.

3. Monument icons at lateral street locations will be set back from corners and located the same as at mid-block entries. (See 3.B.3.)
4. Monument icons shall be installed at or behind the sight visibility line, if applicable, with a minimum setback of 6 feet from back of curb at each corner, mid-block, and lateral street location. (See 3.B.3.)
5. See Exhibits 1, 4, 5, & 6 for monument icon locations at entry features and approved design of the monument icon.

B. Trees

1. Corner entry features will include a single angled row of matched 20'-25' specimen Date Palm trees wrapping around and centered upon the corner. (See Section 6C and Exhibits 1 & 4).
2. Mid-block entry features will include a single angled row of matched 20'-25' specimen Date Palm trees, with two palms parallel to the street and one at a 45-degree offset facing the direction of entering traffic (See Section 6C and Exhibits 1 & 5).
3. On the west side of Durango Drive, Date Palms at entry features must be set back behind a Nevada Power Company easement, and the specified configuration may be flipped or rotated for placement along a lateral street. Date Palms at entry features set back onto lateral streets shall be installed as mid-block entries, with the 45-degree offset Date Palm and monument icon facing the direction of traffic entering West Village.

C. Understory Plants & Rock Mulch

1. A tiered arrangement of evergreen shrubs and flowering groundcovers will form the understory planting layer and cover a minimum of 50 percent of the planting area. Rock mulch will be a consistent type, size, and color on all corners and streets. (See Section 6B.)
2. A decorative paved pedestrian area with planters may substitute for tiered understory plantings, provided that landscaping covers a minimum of 50 percent of the overall area.

4. Intersection Nodes

Intersection node landscaping elements will consist of the following: three specimen-sized Date Palms in an angled row wrapping around and centered upon the corner, along with a tiered arrangement of understory plantings transitioning from annuals, perennials, or flowering groundcovers to medium and large evergreen shrubs. Monument icons shall not be installed at intersection nodes. At each intersection node, the same arrangement of Date Palms and understory plantings shall be used on all corners, or both sides of lateral streets (see 4.A.2), for a consistent appearance. (See Exhibits 1 & 4.)



A. Trees

1. Intersection nodes will include a single curving row of matched 20'-25' specimen Date Palm trees wrapping around and centered upon the corner. (See Section 6C and Exhibits 1 & 4).
2. On the west side of Durango Drive, Date Palms at intersection nodes must be set back behind a Nevada Power Company easement. The configuration may be adjusted for best fit and appearance along a lateral street, provided the same arrangement is used on both sides of the street.

B. Understory Plants & Rock Mulch

1. A tiered arrangement of evergreen shrubs and flowering groundcovers will form the understory planting layer and cover a minimum of 50 percent of the planting area. Rock mulch will be a consistent type, size, and color on all corners and streets. (See Section 6B.)
2. A decorative paved pedestrian area with planters may substitute for tiered understory plantings, provided that landscaping covers a minimum of 50 percent of the overall area.

5. Major Streets

The landscape experience throughout West Village will flow with rhythm and continuity. High quality landscaping and amenities along major streets will tie the entire project together. Major streets will bring most traffic into West Village and perform as arterial boulevards providing lateral access to anchor developments and linkage to collector streets serving interior parcels. Major street tree plantings will be single rows of medium to large trees, or double rows, featuring medium to large trees in the background and small to medium flowering accent trees in the foreground. Only designated species of trees will be used for theme plantings on each major street. (See Section 6C and Exhibits 2, 3, 7, & 8.)

The two major streets, Durango Drive and Sunset Road, will have certain landscape and detail features in common. Medium to large theme trees for both streets will occur as a repeating sequence of the same two selections. A minimum of 15 feet of landscape area will be required on all projects and all streets, with a minimum 20' required if the adjacent buildings are $\geq 50'$ in height. Sidewalks will be set back 5 feet from curbs to create a landscaped amenity zone, with additional landscaping and design features occurring behind the sidewalk in a supplemental pedestrian area. All projects and all streets will be required to incorporate pedestrian amenities and features consistent with the amenity zone and supplemental pedestrian area, as described in Clark County Development Code, Title 30, Section 30.48.770.6. (See Section 6B.)

Durango Drive will perform as an arterial spine, bringing traffic to and through West Village. It will have only a few intersections and driveways, with limited areas where sight visibility is affected by landscaping, so it will feature a double



row of theme street trees. Sunset Road will perform as a service arterial, with many intersections and driveway access points to lateral streets and anchor developments. With extensive sight visibility issues, it will feature a single row of theme trees located behind the sidewalk. (See Exhibits 1, 2, 3, 7, & 8)

Tree species and amenity zone/supplemental pedestrian area tree combinations will be selected from the Approved Theme Tree Planting List. Understory planting layers will be allowed more flexibility to express the individual design preferences of each developer. Species of shrubs, accents, and ground covers for each project may be selected by the developer, within the sizes and coverage requirements specified, and in accordance with Clark County Development Code, Title 30, Section 30.64.030 and Appendix C - Plant List.

A. Trees

1. Trees in the double row along the east side of Durango Drive and all other double row streets shall be Fantex Ash at a 36" box minimum size (or minimum 48" box Arizona Ash) behind the sidewalk, combined with Chitalpa at a 36" box minimum size between the sidewalk and curb, **OR** Desert Museum Palo Verde at a 36" box minimum size (or minimum 48" box Blue Palo Verde) behind the sidewalk, combined with Flowering Plum at a 36" box minimum size between the sidewalk and curb. Within the Nevada Power easement along the west side of Durango Drive, Chitalpa at a 36" box minimum size shall substitute for Fantex Ash, providing a double row of Chitalpa alternating with Palo Verde/Flowering Plum in this location only. (See Section 6C and Exhibits 2 & 8.)
2. Trees in the single row along Sunset Road shall be either Fantex Ash at a 36" box minimum size (or minimum 48" box Arizona Ash) **OR** Desert Museum Palo Verde at a minimum size of 36" box (or minimum 48" box Blue Palo Verde). (See Section 6C and Exhibits 3 & 7.)
3. Double row tree configurations shall be installed with staggered or "scotch row" spacing. Single and double row tree configurations shall be installed at the required spacing of 25 feet O.C. (See Exhibits 2 & 3.)
4. Project development and installation of street trees may occur over the course of several years. The intent of these Design Standards is for street trees to match on both sides of each street (except as described above for the Nevada Power easement). Early project developments will be given priority in determining the sequence of tree species and overall grouping length of tree combinations planted along their street frontages. Ongoing continuity of street trees shall be dictated by early project development. Once approved trees are planted on one side of a street, in accordance with approved plans, planting on the other side shall be required to match as closely as possible. Reasonable consideration will be given to variations in driveway locations or other site-specific factors preventing an exact match. Later project developments shall be required to install street trees that match the sequence of species and overall grouping length of tree combinations used in early project developments

on the opposite side of the street. Approved plans shall be required to show matching tree conditions for early and later project developments.

5. In some cases, such as along non-major interior streets, or with early development, 24" box minimum size trees will be allowed.
6. Retail projects along Durango Drive will be allowed to have view openings in the row of trees behind the sidewalk, created by omitting trees in critical view areas while installing the remainder at the required spacing. Trees omitted for view openings must be relocated elsewhere within the same project, such that no net loss of trees occurs along the street frontage.
7. All trees installed within 5 feet of hardscape and utility improvements shall include root barriers to protect against damage.

B. Understory Plants & Rock Mulch

1. A tiered arrangement of evergreen shrubs and flowering groundcovers will form the understory planting layer and cover a minimum of 50 percent of the planting area. Rock mulch will be a consistent type, size, and color for each street. (See Section 6B.)

6. Detail Considerations

The detail treatment of streetscape and pedestrian areas will contribute greatly to the high quality and continuity of the overall environment in West Village. The following subsections will address and expand upon the design standards for important detail issues, including lists and combinations of approved plants.

A. Monument Icons

1. Monument icons will be used at all major street access points (N,S,E,W), along with entry feature landscaping. They will provide logo identification for West Village, signifying arrival and adding continuity to the streetscape experience. (See Exhibits 1 & 6.)

B. Understory Plants, Rock Mulch, and Pedestrian Amenities

1. Shrubs and Groundcovers

- a) At entries and intersection nodes, a row or massing of evergreen shrubs with a minimum size of 15 gallon shall be at the rear of the planting area, facing a decorative wall or other architectural background feature at each location.
- b) A second row or massing of shrubs with a minimum size of 5 gallon shall occupy the middle of the planting area and will contrast the first tier in both texture and color. The middle tier of shrubs is not to exceed $\frac{3}{4}$ the height of the tallest tier of shrubs.
- c) The lowest tier of planting shall be flowering groundcover with a minimum size of one gallon. If the groundcover is deciduous or winter-dormant, an evergreen companion shall also be installed in the same area to ensure an attractive appearance in all seasons.



- d) Along major streets, a row or massing of evergreen shrubs with a minimum size of 5 gallon shall be installed in the supplemental pedestrian area behind the sidewalk. If the planting space is wider than 5 feet, additional shrubs and/or groundcovers shall be installed for coverage. Planting areas wider than 5 feet may be tiered from front to back, with lower plants to the front and taller plants to the back, but not the reverse with lower plants hidden behind taller plants.
- e) In the amenity zone area between the curb and sidewalk, low flowering groundcovers and low to medium flowering groundcovers or shrubs shall be installed. These planting areas shall be tiered to increase plant height with distance away from driveways and intersections. (See Exhibits 2 & 3.)
- f) Within the sight visibility zones adjacent to driveways and intersections, plant materials shall not exceed 24" in height.
- g) All shrubs and groundcovers shall cover a minimum of 50 percent of the planting area and shall be chosen from the Clark County Development Code, Title 30, Appendix C, Plant List.

2. Annual or Perennial Color

- a) Annual or perennial color shall be optional, in lieu of flowering groundcover, and it shall be used at the outermost points of the planter areas that are adjacent to curbs or sidewalks.
- b) If flats are used, plant spacing shall be a maximum of 9" O.C. If one gallon plants are used, plant spacing shall be a maximum of 18" O.C.
- c) Annual color shall be replaced seasonally or more often if necessary to maintain an attractive appearance at all times.

3. Rock Mulch

- a) The rock mulch shall be ¾" screened "Rebel Red" crushed granite with no fines or "minus" material.
- b) Rock mulch shall be of consistent size and color within boundaries of each exterior streetscape.
- c) Sandstone or artificially colored rock shall not be used.

4. Pedestrian Amenities – Clark County Requirements

- a) Pedestrian realm requirements will apply to all developments within West Village. All projects and all streets will be required to incorporate pedestrian amenities and features consistent with the amenity zone and supplemental pedestrian area, as described in Clark County Development Code, Title 30, Section 30.48.770.6. (See Clark County Code and Exhibits 1, 7, & 8.)

C. Approved Theme Tree Planting List

Streetscape continuity throughout West Village, along with individual identity for each major street, will be achieved through the use of approved combinations of theme trees designated by street name, entry feature, and intersection node.



Some approved trees may have limited availability in sizes larger than the 36" box minimum requirement. Alternate species are provided to resolve these availability problems and for use where more mature trees are desired to achieve initial overhead canopy, appropriate scale relative to large buildings, or other benefits. Alternate species may be used in matched plantings at the option of each developer, but alternate species mixed into groupings of approved species will not be allowed.

On the west side of Durango Drive, within a Nevada Power Company easement, large trees (over 30' in height) will not be allowed. In this location only, Chitalpa (max. 30') will substitute for Ash (max. 50') behind the sidewalk. Date Palms at entry features and intersection nodes must be set back behind the NPC easement. All tree plantings shall be as specified below and as shown in attached exhibits. (See Exhibits 1-5, 7, & 9.)

APPROVED THEME TREE PLANTING LIST

TREES – Durango Drive

<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>MINIMUM SIZE</u>	<u>COMMENTS</u>
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COMBINATION #1

Supplemental Pedestrian Area – Behind Sidewalk

Fraxinus velutina 'Rio Grande'	Fantex Ash	36" box	See Alternate A & NPC Substitution
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Alternate A – Behind Sidewalk

Fraxinus velutina	Arizona Ash	48" box	Sub. for Fantex
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Required Substitution within NPC Easement – Behind Sidewalk

Chitalpa tashkentensis 'Pink Dawn'	Chitalpa (single trunk)	36" box (height ≤30')	Substitute for Ash - High Branching
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Amenity Zone – Between Curb & Sidewalk

Chitalpa tashkentensis 'Pink Dawn'	Chitalpa (single trunk)	36" box	High Branching
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OR



COMBINATION #2

Supplemental Pedestrian Area – Behind Sidewalk

Cercidium hybrid 'Desert Museum'	Desert Museum Palo Verde (single trunk)	36" box	See Alternate B High Branching
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Alternate B – Behind Sidewalk

Cercidium floridum	Blue Palo Verde (single trunk)	48" box	Sub. for Desert Museum - High Branching
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Amenity Zone – Between Curb & Sidewalk

Prunus cerasifera 'Krauter Vesuvius'	Flowering Plum	36" box	High Branching
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TREES – Sunset Road

<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>MINIMUM SIZE</u>	<u>COMMENTS</u>
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Supplemental Pedestrian Area – Behind Sidewalk

Fraxinus velutina 'Rio Grande'	Fantex Ash	36" box	See Alternate A
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Alternate A – Behind Sidewalk

Fraxinus velutina	Arizona Ash	48" box	Sub. for Fantex
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OR

Supplemental Pedestrian Area – Behind Sidewalk

Cercidium hybrid 'Desert Museum'	Desert Museum Palo Verde (single trunk)	36" box	See Alternate B High Branching
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Alternate B – Behind Sidewalk

Cercidium floridum	Blue Palo Verde (single trunk)	48" box	Sub. for Desert Museum - High Branching
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PALMS – Entry Features & Intersection Nodes

<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>MINIMUM SIZE</u>	<u>COMMENTS</u>
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Supplemental Pedestrian Area – Behind Sidewalk

Phoenix dactylifera 'Medjool'	Medjool Date Palm	20-25 btf	Matched Height
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CROSS SECTION & THEME TREES – Perimeter Streets*

I-215 FRONTAGE ROAD – Same as Durango Drive
 PATRICK LANE – Same as Durango Drive
 CIMARRON ROAD – Same as Durango Drive

CROSS SECTION & THEME TREES – Interior Streets*

RILEY STREET – Same as Durango Drive	NOTE: 24" box trees will be allowed along non-major interior streets. (not on Durango & Sunset)
POST ROAD – Same as Sunset Road	
GAGNIER STREET – Same as Sunset Road	
SOBB AVENUE – Same as Sunset Road	

* See Section 5, related exhibits, and code references for required landscape cross sections and pedestrian amenities on all streets.

7. Deviations or Waivers

Requests for deviations or waivers from the requirements contained in this document shall only be permitted when filed in accordance with the Clark County procedures for Waiver of Development Standards, as detailed in Clark County Development Code, Title 30, Chapter 30.16, Land Use Application Processing. Applications for such waivers shall only be processed per Table 30.16-7, Authority and Consideration. Additional requirements and standards are established in Section 30.16.210, Application Process, and Section 30.16.240, Document Submittal Requirements. (See Clark County Code.)



KEY TO STREETSCAPE ZONES

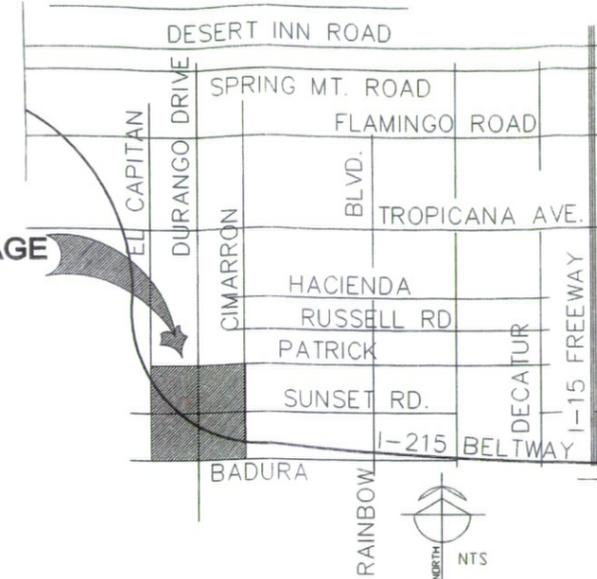
SEE DESIGN STANDARDS SECTION 2

- M -- MONUMENT LOCATIONS (●)
- -- ENTRY FEATURE (1 QUADRANT)
- -- INTERSECTION NODE (4 QUADRANTS)

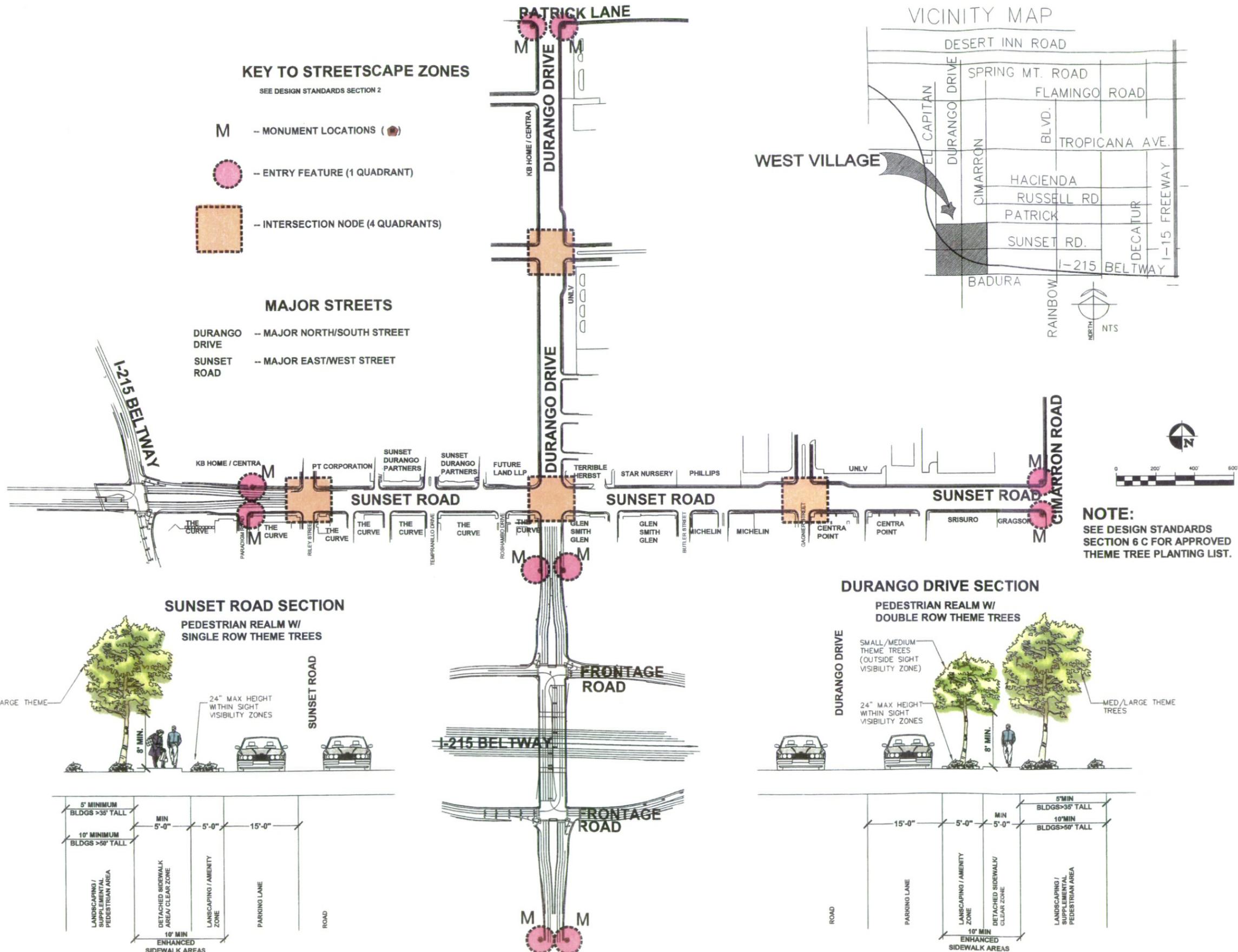
MAJOR STREETS

- DURANGO DRIVE -- MAJOR NORTH/SOUTH STREET
- SUNSET ROAD -- MAJOR EAST/WEST STREET

VICINITY MAP



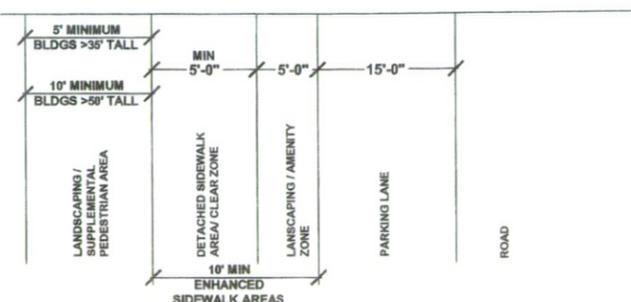
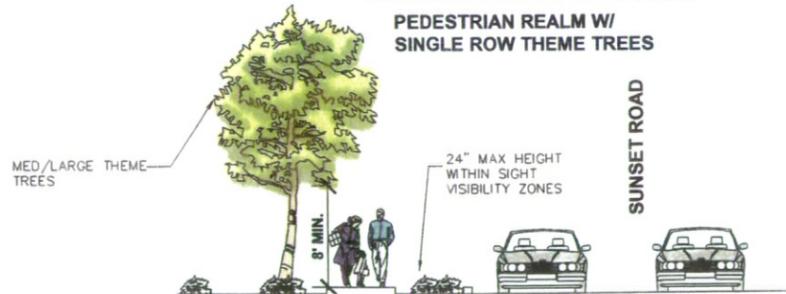
WEST VILLAGE



NOTE:
SEE DESIGN STANDARDS SECTION 6 C FOR APPROVED THEME TREE PLANTING LIST.

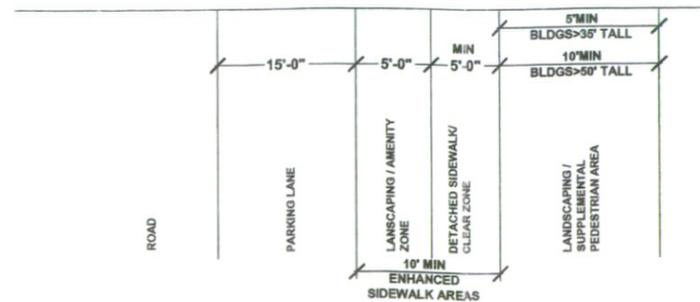
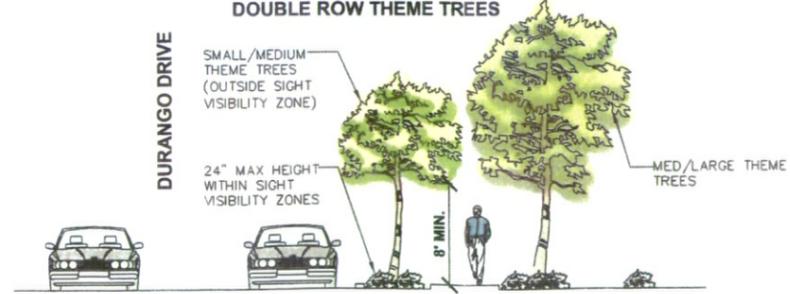
SUNSET ROAD SECTION

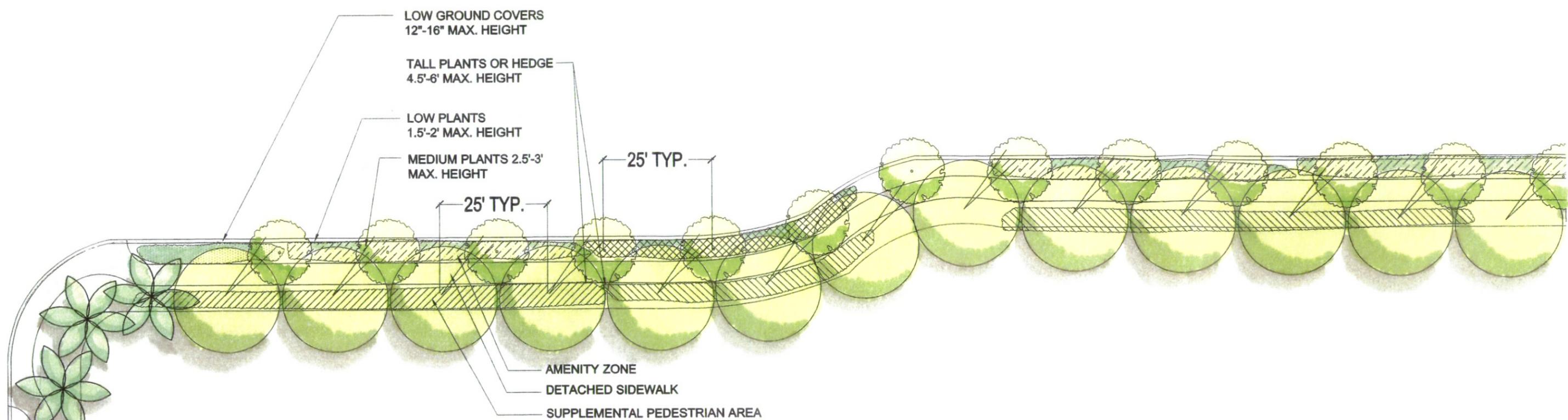
PEDESTRIAN REALM W/ SINGLE ROW THEME TREES



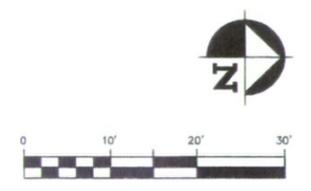
DURANGO DRIVE SECTION

PEDESTRIAN REALM W/ DOUBLE ROW THEME TREES



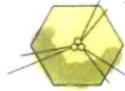


**PEDESTRIAN REALM WITH DOUBLE ROW
THEME TREES AND BUS TURN OUT**



PLANT LEGEND

COMMON / BOTANICAL NAME



Desert Museum or Blue Palo Verde
Cercidium hybrid or *Cercidium floridum*



Fantex Ash
Fraxinus velutina 'Rio Grande'



Chitalpa
Chitalpa tashkentensis 'Pink Dawn'

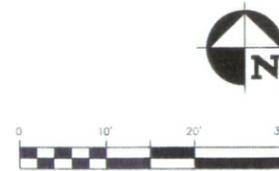
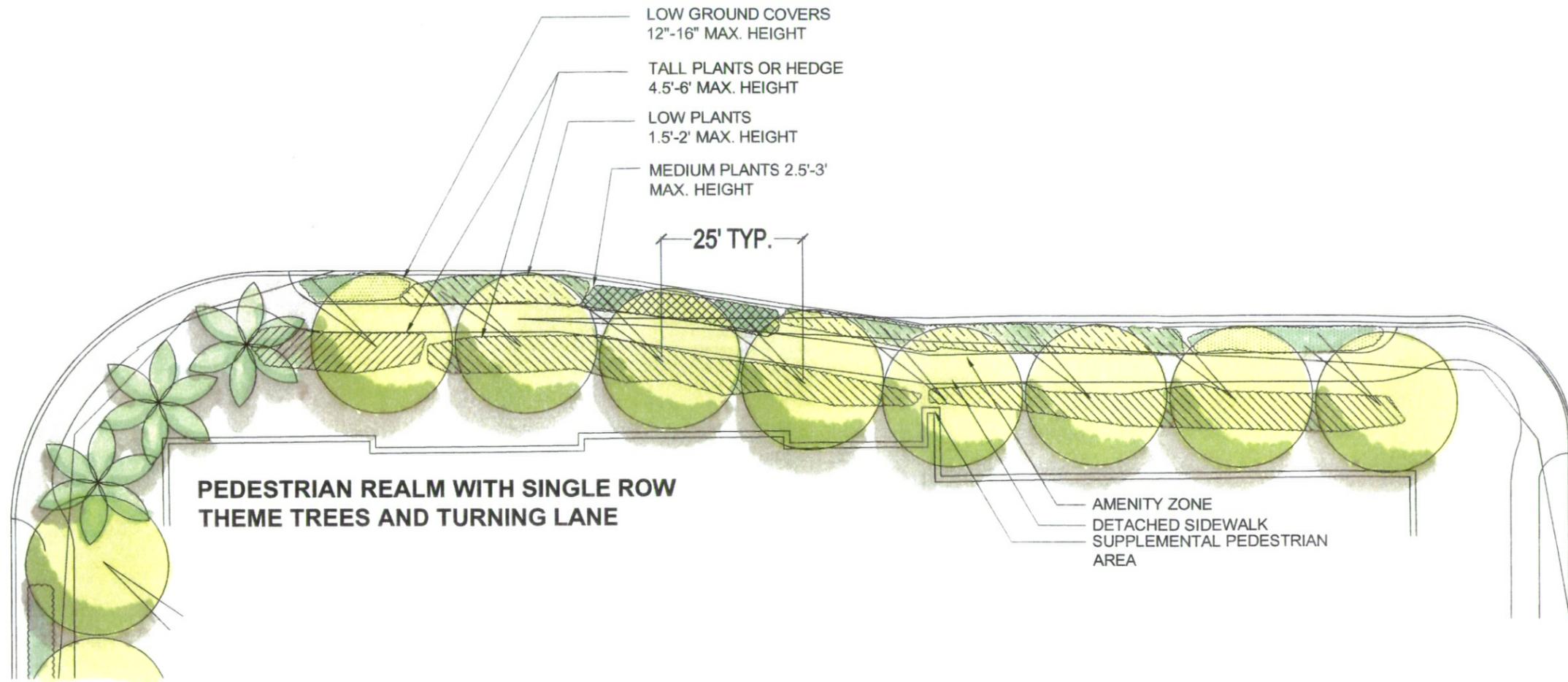


Flowering Plum
Prunus cerasifera 'Krauter Vesuvius'



Medjool Date Palm
Phoenix dactylifera 'Medjool'





PLANT LEGEND

COMMON / BOTANICAL NAME



Desert Museum or Blue Palo Verde
Cercidium hybrid or *Cercidium floridum*



Fantex Ash
Fraxinus velutina 'Rio Grande'



Chitalpa
Chitalpa tashkentensis 'Pink Dawn'



Flowering Plum
Prunus cerasifera 'Krauter Vesuvius'



Medjool Date Palm
Phoenix dactylifera 'Medjool'



CORNER ENTRY FEATURE & INTERSECTION NODE

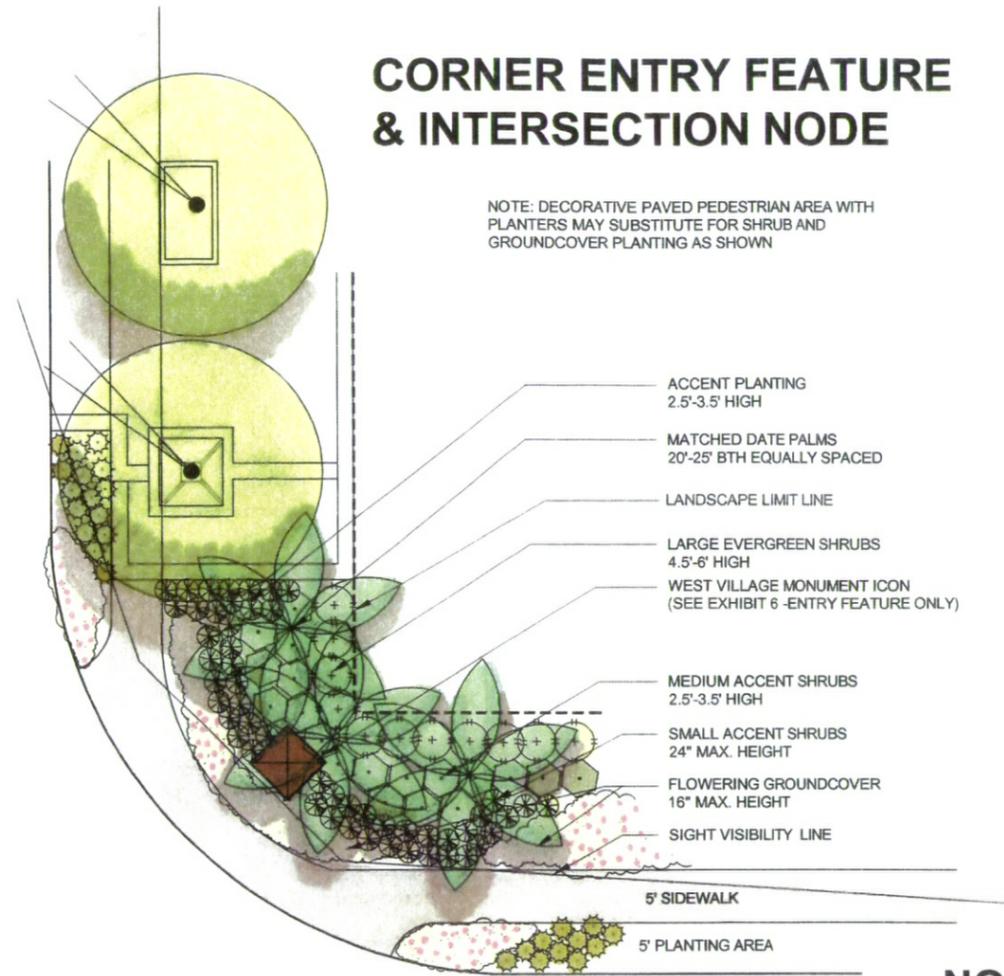


EXHIBIT 4

NOTE: DECORATIVE PAVED PEDESTRIAN AREA WITH PLANTERS MAY SUBSTITUTE FOR SHRUB AND GROUND COVER PLANTING AS SHOWN

NOTE:
ON WEST SIDE OF DURANGO DRIVE, ENTRY FEATURES AND INTERSECTION NODES MUST BE SET BACK BEHIND NEVADA POWER EASMENT.

MID-BLOCK ENTRY FEATURE AT I-125 INTERCHANGES

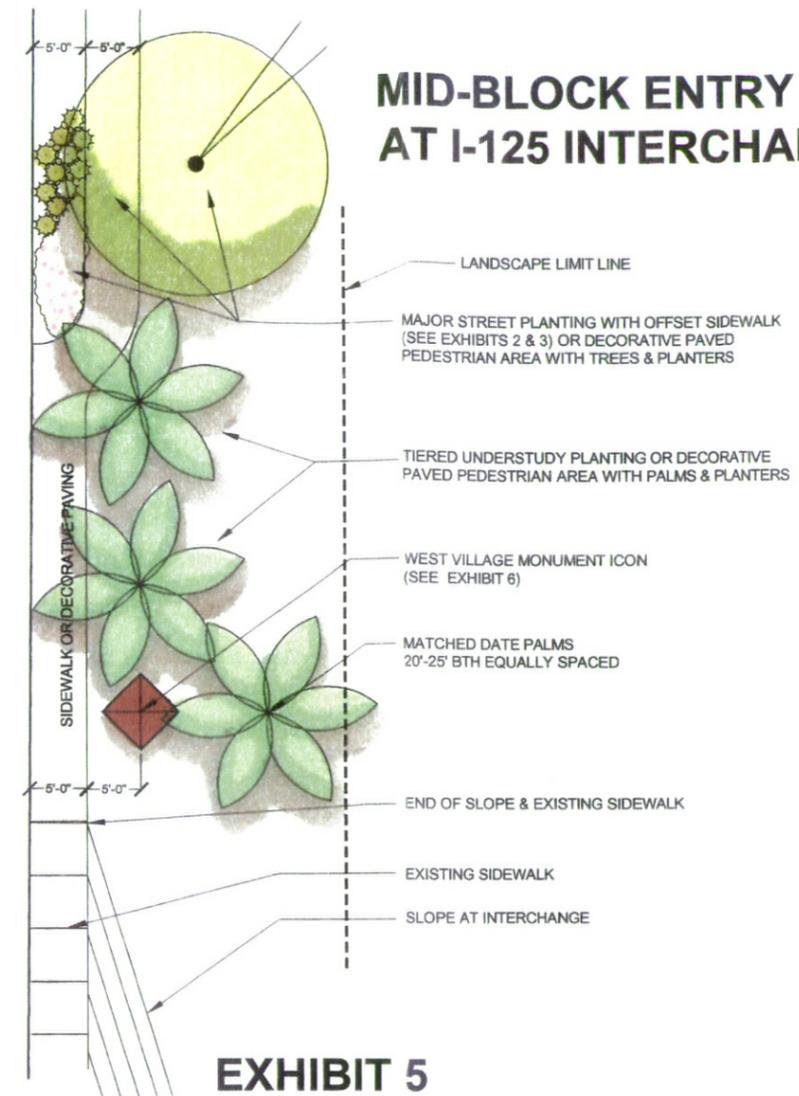


EXHIBIT 5

PLANT LEGEND

COMMON / BOTANICAL NAME



Desert Museum or Blue Palo Verde
Cercidium hybrid or *Cercidium floridum*



Fantex Ash
Fraxinus velutina 'Rio Grande'



Chitalpa
Chitlapa tashkentensis 'Pink Dawn'

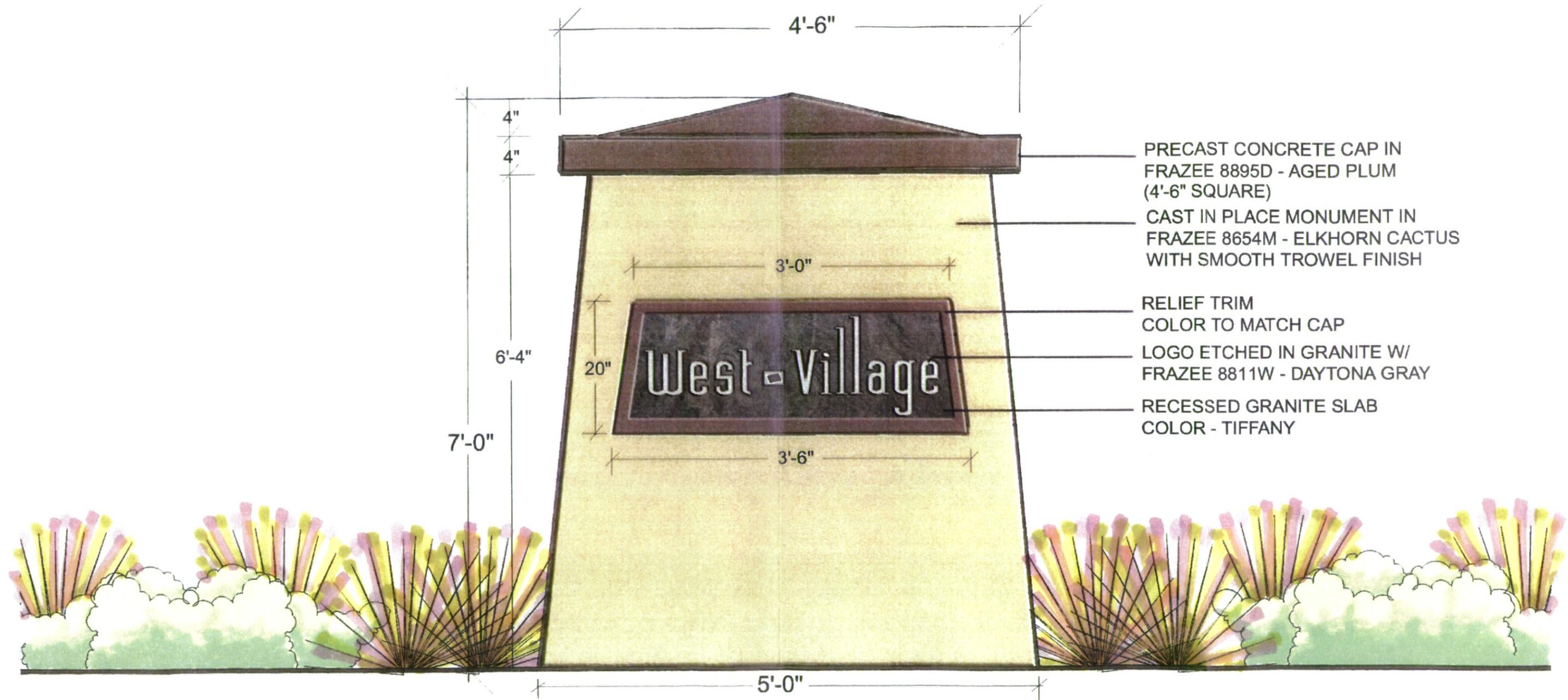


Flowering Plum
Prunus cerasifera 'Krauter Vesuvius'



Medjool Date Palm
Phoenix dactylifera 'Medjool'





SUNSET ROAD SECTION

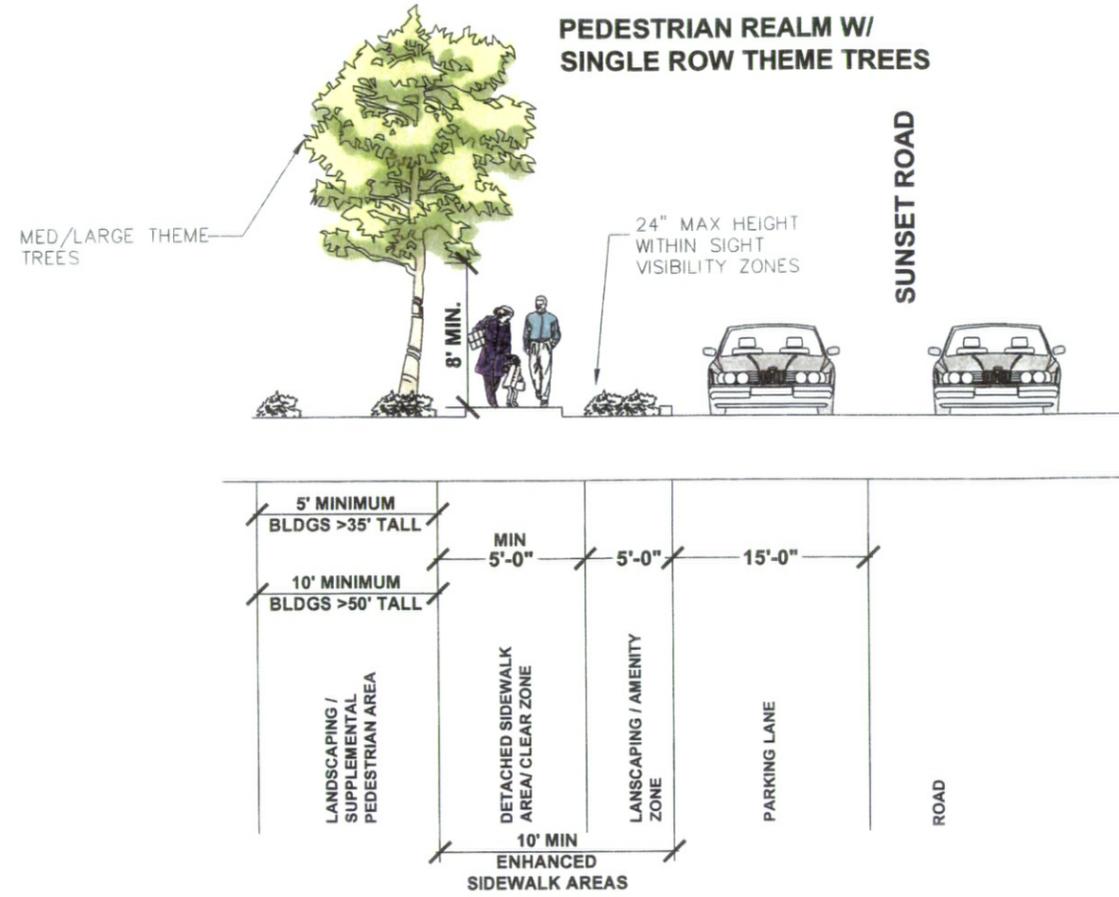


EXHIBIT 7

DURANGO DRIVE SECTION

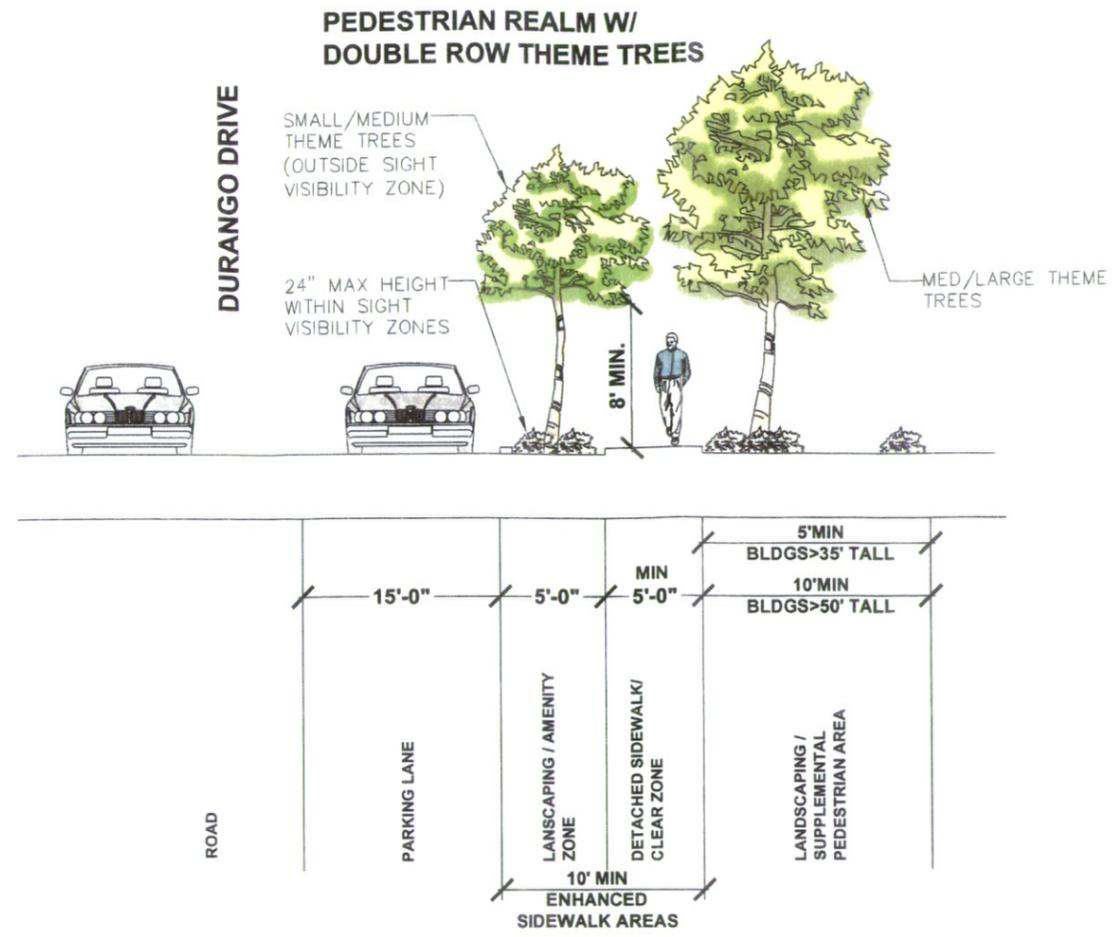
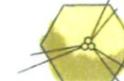


EXHIBIT 8

NOTE:
SEE DESIGN STANDARDS SECTION 6 C FOR APPROVED THEME TREE PLANTING LIST.

PLANT LEGEND

COMMON / BOTANICAL NAME



Desert Museum or Blue Palo Verde
Cercidium hybrid or Cercidium floridum



Fantex Ash
Fraxinus velutina 'Rio Grande'



Chitalpa
Chitalpa tashkentensis 'Pink Dawn'



Flowering Plum
Prunus cerasifera 'Krauter Vesuvius'



Medjool Date Palm
Phoenix dactylifera 'Medjool'

