

SIGHT VISIBILITY TRIANGLES

(NEW DRIVE)

$$L = \frac{15 \times SD}{15 + a} = 353.77 \text{ (USE 355)} \quad R = \frac{15 \times SD}{15 + f} = 163.04 \text{ (USE 165)}$$

WHERE a = 11.5' (PER FIGURE A)

WHERE f = 42.5'

WHERE SD = 625' (SIGHT DISTANCE)

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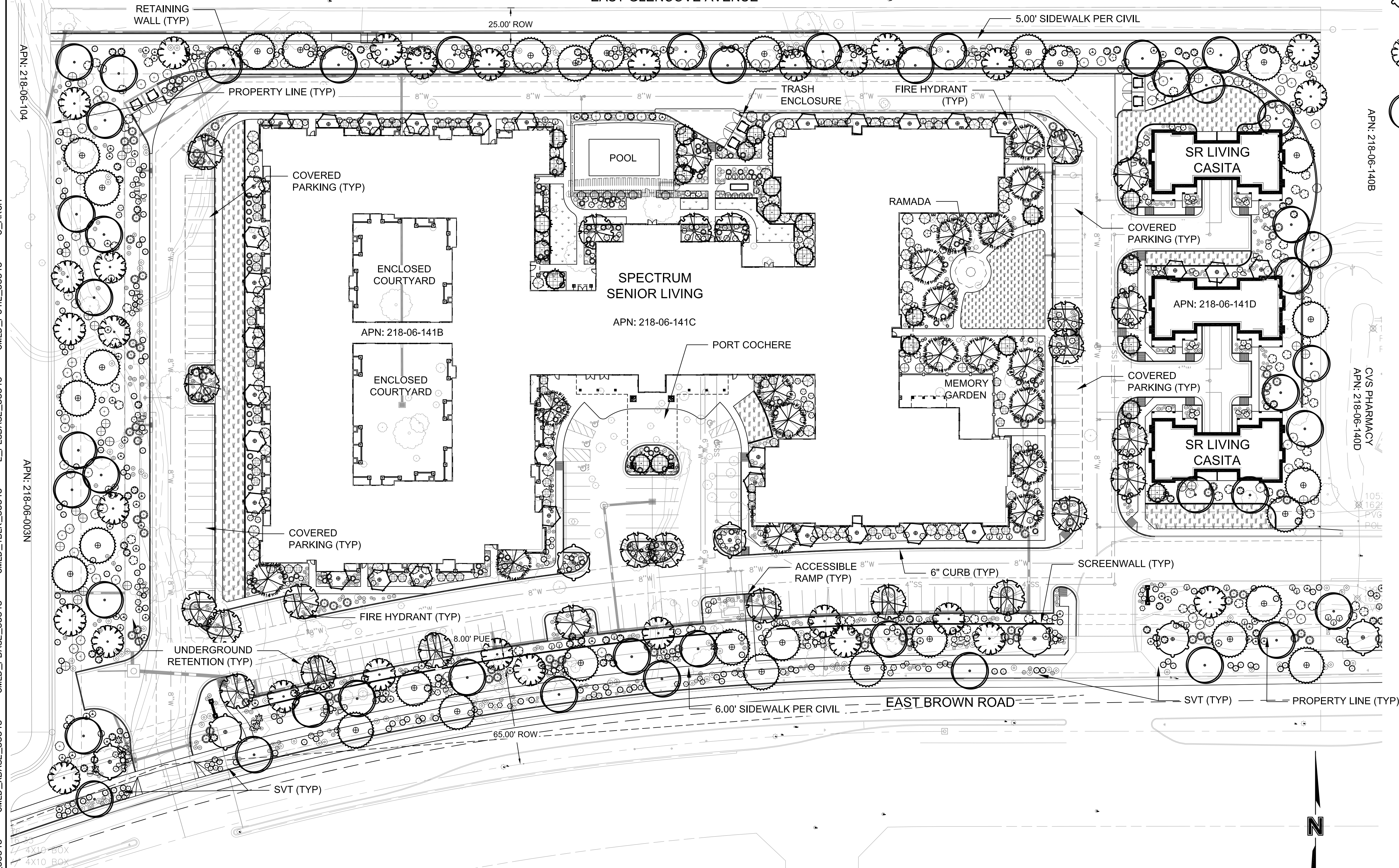
PRELIMINARY LANDSCAPE PLAN

MESA SENIOR LIVING - SPECTRUM RETIREMENT

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

SUNRISE HEIGHTS
SINGLE FAMILY HOMES

EAST GLENCOVE AVENUE



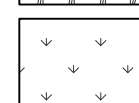
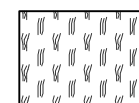
LANDSCAPE COMPLIANCE TABLE

AREA	REQUIRED TOTAL	PROVIDED TOTAL
SITE		
LS AREA (155,015 SF)	77,508 SF (50% LIVE MATERIAL)	99,063 SF (64%)
ROADS		
BROWN (ARTERIAL)	35 TREES / 210 SHRUBS	32 TREES, 5 SAGUARO / 294 SHRUBS
GLENCOVE (LOCAL)	36 TREES / 144 SHRUBS	34 TREES, 3 SAGUARO / 204 SHRUBS
ADJACENT PROPERTY LINES		
WEST (473')	15 TREES / 95 SHRUBS	27 TREES / 303 SHRUBS
EAST (405')	13 TREES / 81 SHRUBS	19 TREES / 85 SHRUBS
PARKING ISLANDS	12 TREES / 51 SHRUBS	12 TREES / 173 SHRUBS
	1 @ 36" BX	10 @ 36" BX
BLDG FOUNDATION	33 TREES	68 TREES
	4 @ 36" BX	25 @ 36" BX
MIN REQUIRED TREES	140	215
25% @ 36" BX	35	48
50% @ 24" BX	70	87
MIN REQUIRED SHRUBS	581 (291 @ 5 G)	2368 (1341 @ 5 G)

OLSSON CONCEPTUAL GENERAL NOTES

- CONCEPTUAL LANDSCAPE PLAN IS SCHEMATIC IN NATURE. AT THE TIME OF LANDSCAPE CONSTRUCTION DRAWINGS ACTUAL LOCATIONS, QUANTITIES, SIZES AND SPECIES SHALL BE DETERMINED AND WILL BE PER CITY CODES.
- ALL TREES USED WITHIN THIS PROJECT SHALL BE NURSERY GROWN OR SALVAGED FROM ON SITE. EXACT LOCATIONS AND QUANTITIES SHALL BE DETERMINED ON LANDSCAPE CONSTRUCTION DRAWINGS. ALL EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION.
- ALL LANDSCAPE AREAS SHALL RECEIVE AN AUTOMATIC IRRIGATION SYSTEM.
- ALL PLANT MATERIAL SHALL BE INSTALLED PER CITY REQUIREMENTS. PLANT MATERIAL INSTALLED WITHIN SIGHT DISTANCE TRIANGLES SHALL BE OF A SPECIES THAT DOES NOT GROW TO A HEIGHT OF MORE THAN 30' AND SHALL BE MAINTAINED PER CITY REQUIREMENTS.
- ALL NON-TURF AREAS SHALL RECEIVE A 2" DEPTH OF DECOMPOSED GRANITE.
- THE RETENTION SHOWN ON THE PLANS IS CONCEPTUAL IN NATURE. REFER TO THE ENGINEERING PLANS FOR ACTUAL GRADING AND DRAINAGE CONFIGURATIONS.
- ALL EARTHWORK WILL BE DONE TO DRAIN AWAY FROM SIDEWALKS AND STRUCTURES.
- FINAL LOT CONFIGURATION MAY VARY AT THE TIME OF FINAL PLAT APPROVAL.
- ADDITIONAL PLANT MATERIAL MAY BE INTRODUCED AS DIFFERENT VARIETIES BECOME AVAILABLE THROUGH LOCAL NURSERIES AND IF THEY ARE CONSISTENT WITH THE OVERALL THEME OF THIS PROJECT.

INERTS



BOTANICAL NAME

Cynodon dactylon
Midiron Sod

Artificial Turf

Desert Cobble

Concrete Header
Palomino GoldGranite Boulders
Surface Select

QTY

12,561 sf

1,907 sf

140,547 sf

1087 lf

124

REMARKS

Sod

2" Depth Min in all
Planting Areas

PLANT SCHEDULE

TREES	BOTANICAL NAME	CONT	QTY	REMARKS
	Acacia stenophylla Shoestring Acacia	24"box	32	Single Trunk
	Caesalpinia mexicana Mexican Bird of Paradise	24"box	24	Multi-Trunk
	Chilopsis linearis 'AZT Desert Amethyst' Desert Willow	36"box	26	Multi-Trunk
	Olneya tesota Desert Ironwood	36"box/ SALVAGE	6/1	Multi-Trunk
	Parkinsonia florida Blue Palo Verde	SALVAGE	31	Multi-Trunk
	Parkinsonia microphyllum Foothills Palo Verde	SALVAGE	30	Multi-Trunk
	Parkinsonia x 'Desert Museum' Desert Museum Palo Verde	36"box	18	Multi-Trunk
	Prosopis velutina Velvet Mesquite	15 gal	46	Multi-Trunk
SHRUBS	BOTANICAL NAME	SIZE	QTY	REMARKS
	Ambrosia ambrosioides Giant Bursage	1 gal	105	Can Full
	Ambrosia deltoidea Triangle Leaf Bursage	5 gal	92	Can Full
	Asclepias subulata Desert Milkweed	5 gal	108	Can Full
	Buddleja marrubifolia Wooly Butterfly Bush	5 gal	28	Can Full
	Caesalpinia pulcherrima Red Bird Of Paradise	5 gal	50	Can Full
	Calliandra eriophylla Fairy Duster	5 gal	74	Can Full
	Cordia parvifolia Little-Leaf Cordia	5 gal	66	Can Full
	Dodonaea viscosa Hopseed Bush	5 gal	75	Can Full
	Encelia farinosa Brittle Bush	1 gal	168	Can Full
	Ericameria laricifolia Turpentine Bush	5 gal	105	Can Full
	Justicia candidans Red Honeysuckle	1 gal	22	Can Full
	Justicia spicigera Mexican Honeysuckle	1 gal	24	Can Full
	Larrea tridentata Creosote	5 gal	119	Can Full
	Ruellia penninsularis Desert Ruellia	5 gal	85	Can Full
	Russelia equisetiformis Firecracker Plant	5 gal	69	Can Full
	Salvia greggii Autumn Sage	5 gal	121	Can Full
	Simmondsia chinensis Jojoba	5 gal	80	Can Full
	Tecoma x 'Orange Jubilee' Orange Jubilee	5 gal	83	Can Full
ACCENTS	BOTANICAL NAME	SIZE	QTY	REMARKS
	Carnegiea gigantea Saguaro	SALVAGE	9	8' Height Min.
	Opuntia sp. Cholla Species	5 gal	7	Can Full
	Dasylirion longissimum Toothless Desert Spoon	5 gal	127	Can Full
	Dasylirion wheeleri Grey Desert Spoon	5 gal	103	Can Full
	Opuntia sp. Pricklypear	5 gal	5	Can Full
	Yucca recurvifolia Soft Leaf Yucca Multi-Trunk	5 gal	6	Can Full
GROUND COVERS	BOTANICAL NAME	SIZE	QTY	REMARKS
	Chrysactinia mexicana Damianita	1 gal	203	Can Full
	Dalea greggii Trailing Indigo Bush	1 gal	68	Can Full
	Melampodium leucanthum Blackfoot Daisy	1 gal	129	Can Full
	Mimulus cardinalis Scarlet Monkey Flower	1 gal	158	Can Full
	Penstemon parryi Parry's Penstemon	1 gal	53	Can Full
	Pelliostrapha cooperi Whitestem Paperflower	1 gal	83	Can Full

OLSSON
ASSOCIATES

REVISIONS DESCRIPTION

DATE

REV. NO.

LANDSCAPE PLAN
MESA SENIOR LIVING- SPECTRUM RETIREMENT
MESA, ARIZONA- BROWN RD & ELLSWORTH RD
MESA, ARIZONA
2016
SHEET L101
6 of 9Call at least two full working days
before you begin excavation.
ARIZONA 811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100drawn by: AA
designed by: KK
checked by: KK
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date: 06.08.16