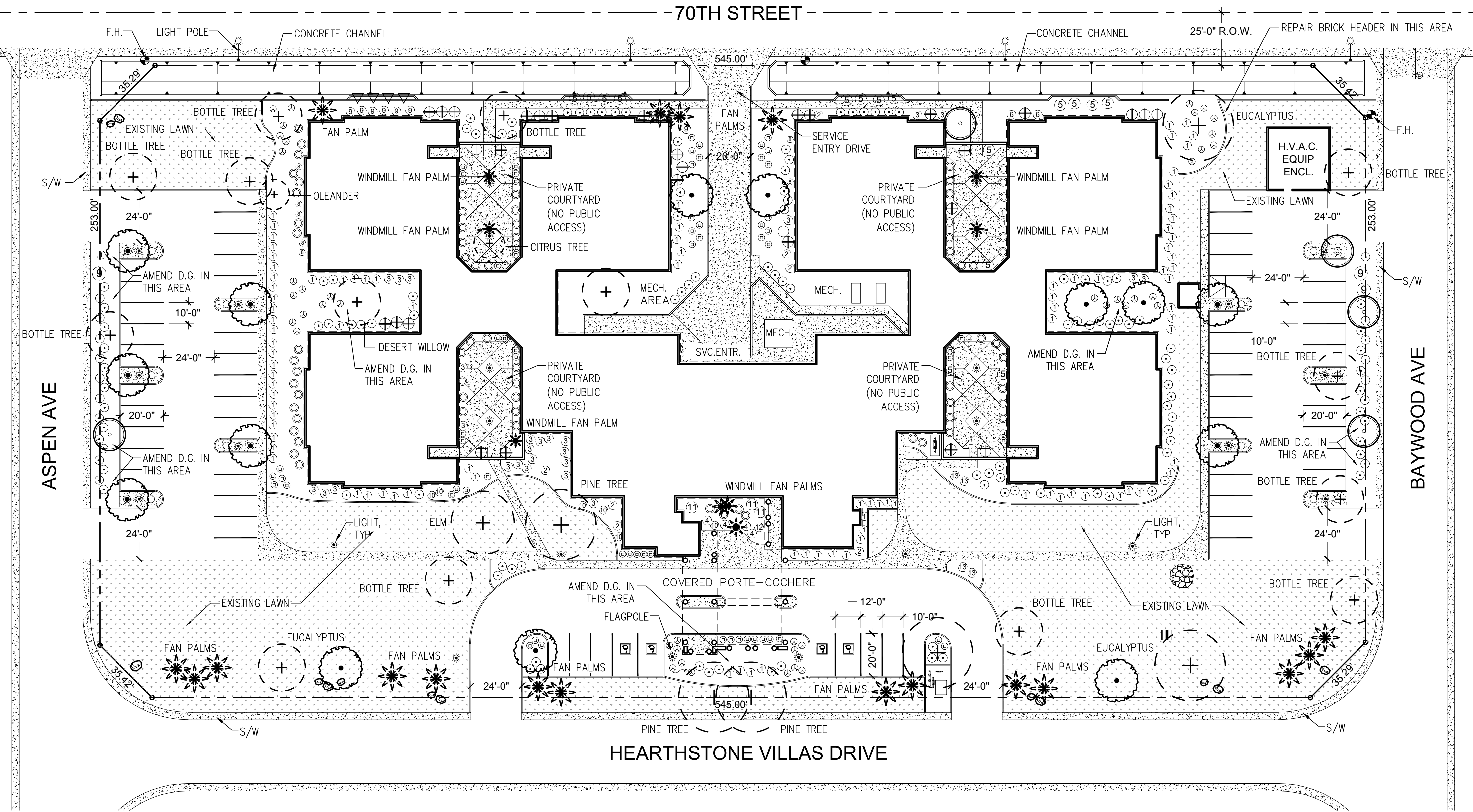


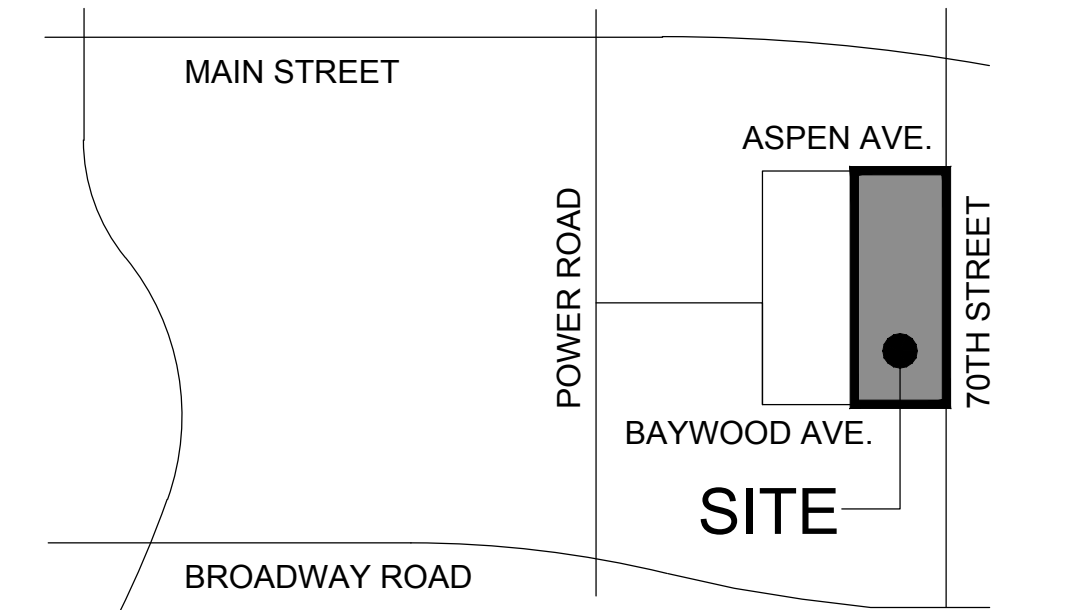
POWER ROAD MEDICAL VILLAGE | LOT 8

215 SOUTH POWER ROAD | MESA, AZ

SITE / LANDSCAPE PLAN



VICINITY MAP



SHEET INDEX

L1.0	SITE PLAN / LANDSCAPE PLAN
L1.1	NOTES + INSTALLATION DETAILS

PROJECT TEAM

LANDSCAPE ARCHITECT :	ZONING CONSULTANT:
YOUNG DESIGN GROUP 7234 EAST SHOEMAN LN. SUITE # 8 SCOTTSDALE, AZ 85251 PH: (480) 257-3312 CONTACT: JOE YOUNG jyoung@youngdg.com	GREG LOPER, A.I.C.P. EARL, CURLEY & LAGARDE, P.C. 3101 N. CENTRAL AVENUE, SUITE 1000 PHOENIX, ARIZONA 85012 OFFICE: 602-265-0094 gloper@ecclaw.com

PROJECT DESCRIPTION

THIS PLAN HAS BEEN PREPARED FROM OBSERVATIONS OF CURRENT SITE CONDITIONS AND HISTORICAL AERIAL PHOTOGRAPHY TO DETERMINE THE ORIGINAL INTENT OF THE SITE AND LANDSCAPE INSTALLATION.

SITE PLAN HAS BEEN PREPARED FROM MARICOPA COUNTY ASSESSORS DATA AND RECORDED INFORMATION ON FILE AT THE CITY OF MESA. THIS PLAN DOES NOT REPRESENT AN A.L.T.A. OR TOPOGRAPHIC SURVEY.

PLANT SCHEDULE

EXISTING PLANTS	SIZE / REMARKS
EXISTING TREES TO REMAIN	SEE PLAN FOR SPECIES
1 PETITE PINK OLEANDER	
2 CARISSA 'TUTTLE'	
3 CAPE HONEYSUCKLE	
4 BARRIO RUELLIA	
5 BOUGAINVILLEA	
6 PYRACANTHA	
7 WINDMILL PALM	
8 INDIAN HAWTHORN	
9 YELLOW OLEANDER	
10 TRAILING YELLOW LANTANA	
11 RED BIRD OF PARADISE	
12 TROPICAL BIRD OF PARADISE	
13 PRIVET	

TREES	SIZE / REMARKS	QTY.
Brachychiton populneus Bottle Tree	24" box / std. trunk	5
Pistachia chinensis 'Red Push' Pistache	24" box / std. trunk	14
SHRUBS		
Nerium oleander 'Petite Pink' Petite Pink Oleander	5 gallon	133
Tecomania capensis Cape Honeysuckle	5 gallon	32
Carissa grandiflora 'Tuttle' Tuttle's Natal Plum	5 gallon	70
Bougainvillea 'Barbara Karst' Barbara Karst Bougainvillea	5 gallon	4

ACCENTS	SIZE / REMARKS	QTY.
Hesperaloe parviflora Red Yucca	5 gallon	42
GROUND COVER		
Lantana 'New Gold' New Gold Lantana	1 gallon	70
INERT MATERIALS		
D.G. Decomposed Granite Color: match existing	1/2" Screened, 2" depth typ.	as req'd
Existing boulder	per plan	n/a

SITE PLAN KEY

- STREET LIGHT
- POLE LIGHT
- STREET LIGHT
- DRAINAGE GRATE
- BACKFLOW DEVICE
- H.C. PARKING STALL

SITE / LANDSCAPE PLAN

SCALE: 1" = 30'-0"

CITY APPROVAL:

Young | design | group  
Landscape Architecture  
+ Land Planning  
7234 east shoeman lane  
suite 8  
scottsdale, arizona 85251  
tel. 480.257.3312



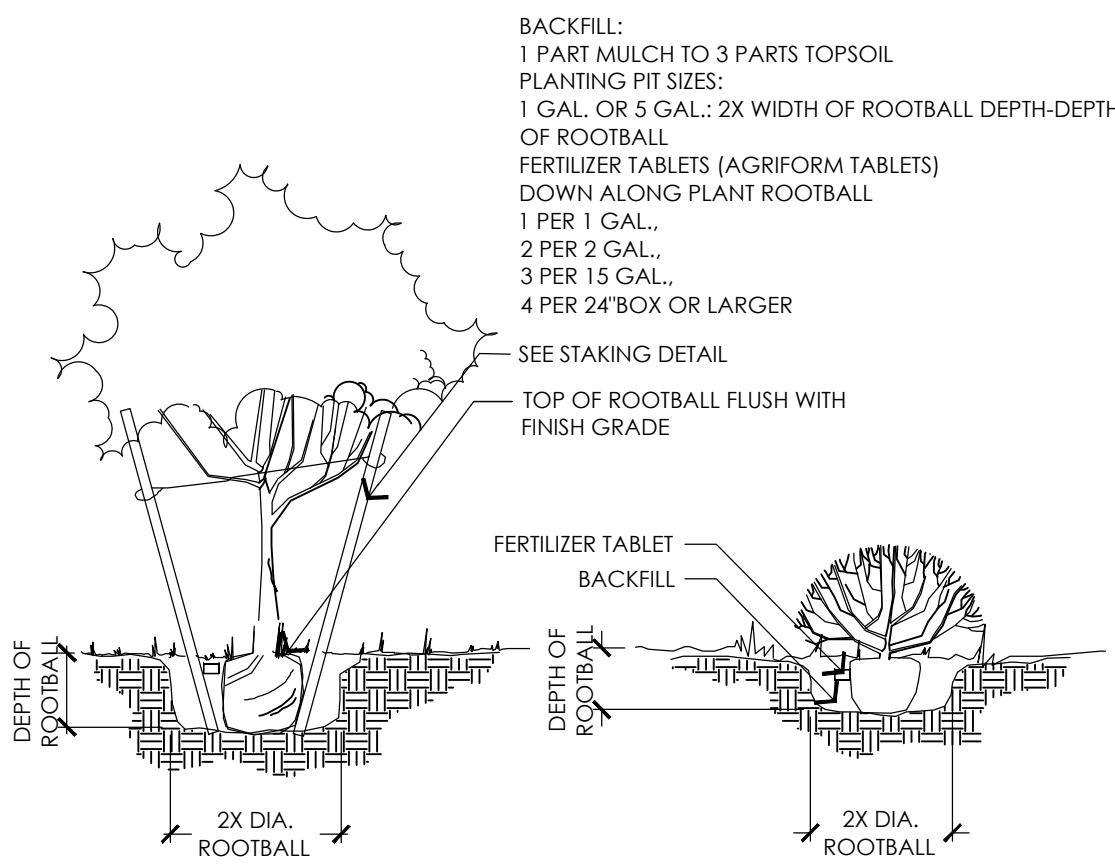
POWER ROAD MEDICAL  
VILLAGE LOT 8  
215 SOUTH POWER ROAD | MESA, AZ 85206

DATE:	10/03/16
JOB NO:	1626
DRAWN BY:	YDG
CHECKED BY:	JMY
REVISIONS:	DATE:

SUBMITTED FOR:  
C.U.P. REVIEW  
SHEET NO.

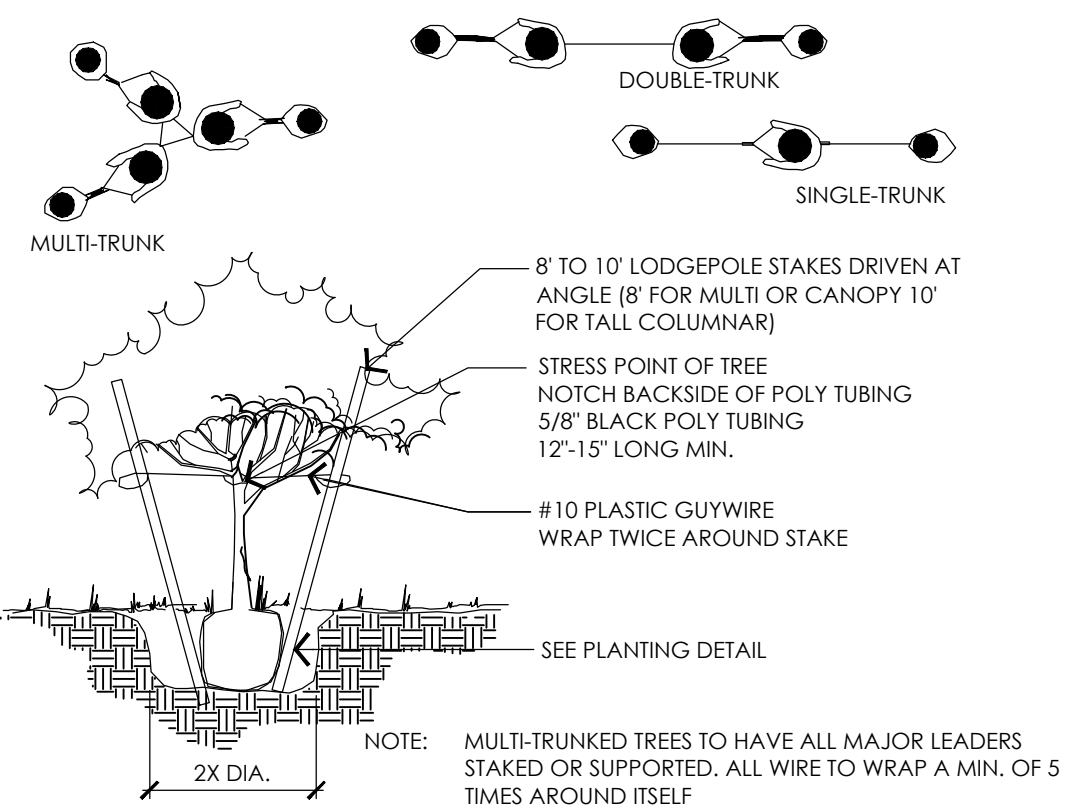
L1.0  
1 OF 2

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## 1 TREE AND SHRUB PLANTING

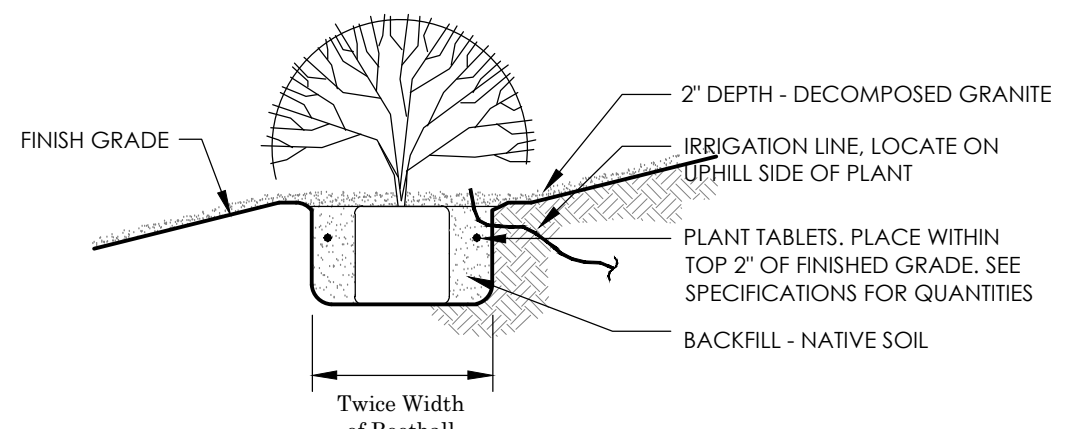
SCALE: N.T.S.



NOTE: 15 GAL. AND 24" BOX (SMALL CALIPER) TO HAVE DOUBLE TIES BETWEEN  
STAKES. 24" AND LARGER TO HAVE SINGLE TIE BETWEEN STAKES.

## 2 TYPICAL STAKING DETAIL

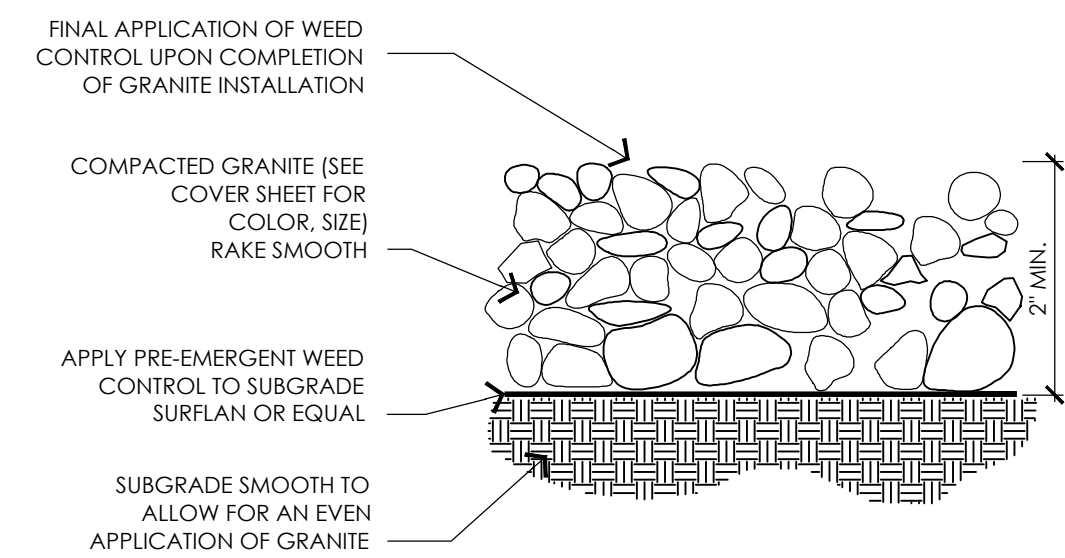
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NOTE: PLANT SHRUB NO DEEPER THAN ROOTBALL. NO WELL IS NECESSARY.

## 3 PLANTING ON SLOPE

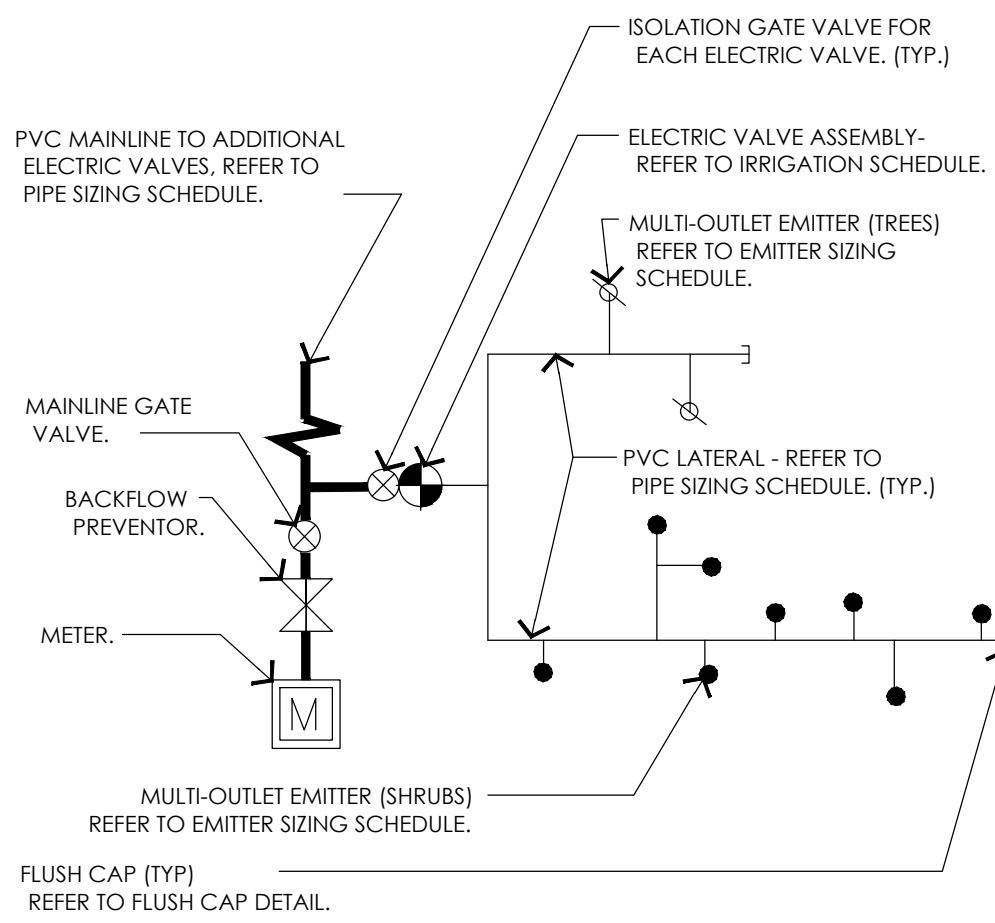
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NOTE: PROVIDE GRANITE SAMPLE TO LANDSCAPE ARCHITECT FOR  
APPROVAL PRIOR TO INSTALLATION.

## 6 DECOMPOSED GRANITE

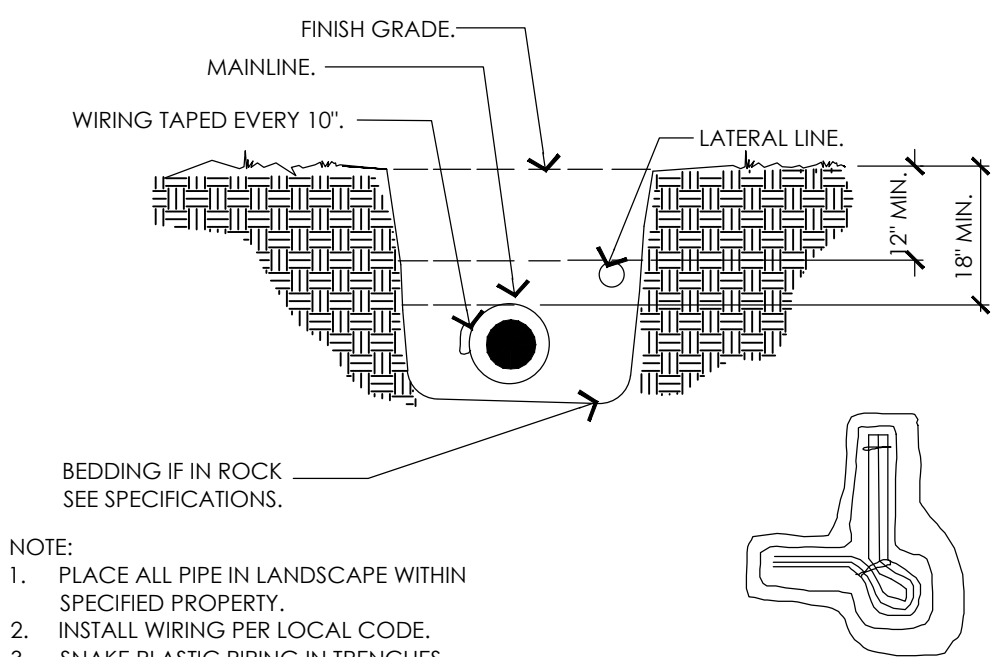
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NOTE:  
1. EMITTER SYSTEM TO BE TOTALLY RIGID PVC UNLESS OTHERWISE NOTED.

## 3 PIPE LAYOUT DETAIL

SCALE: N.T.S.

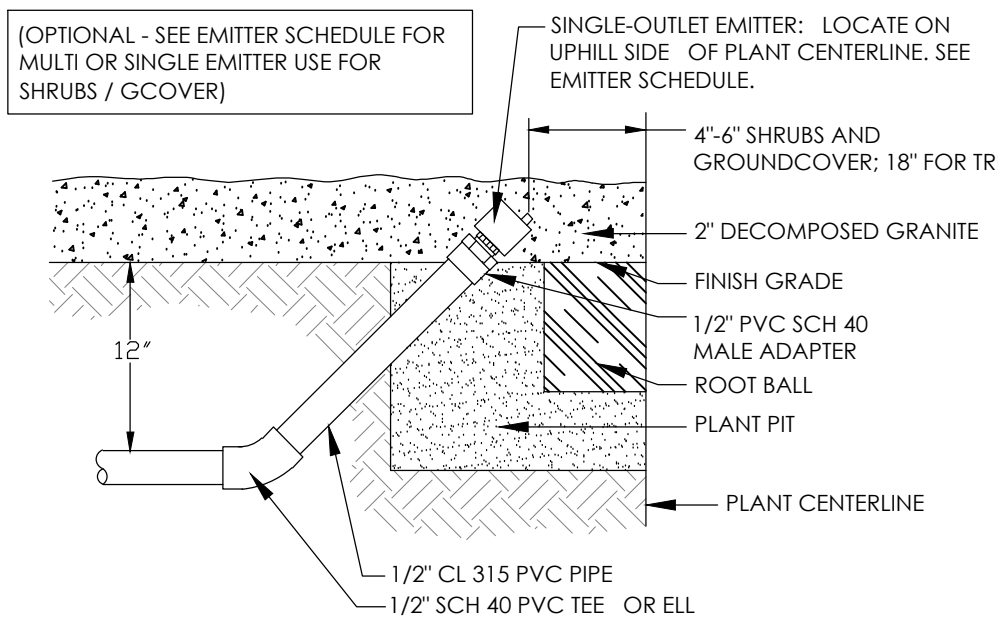


NOTE:  
1. PLACE ALL PIPE IN LANDSCAPE WITHIN  
SPECIFIED PROPERTY.  
2. INSTALL WIRING PER LOCAL CODE.  
3. SNAKE PLASTIC PIPING IN TRENCHES.  
4. COMPACT TRENCH THOROUGHLY TO MATCH  
ADJACENT SOIL DENSITIES.

TIE A LOOSE 20" LOOP IN ALL WIRING AT CHANGES OF  
DIRECTION GREATER THAN 30°. UNTIE ALL LOOPS AFTER ALL  
CONNECTIONS HAVE BEEN MADE.

## 4 TRENCHING DEPTH DETAIL

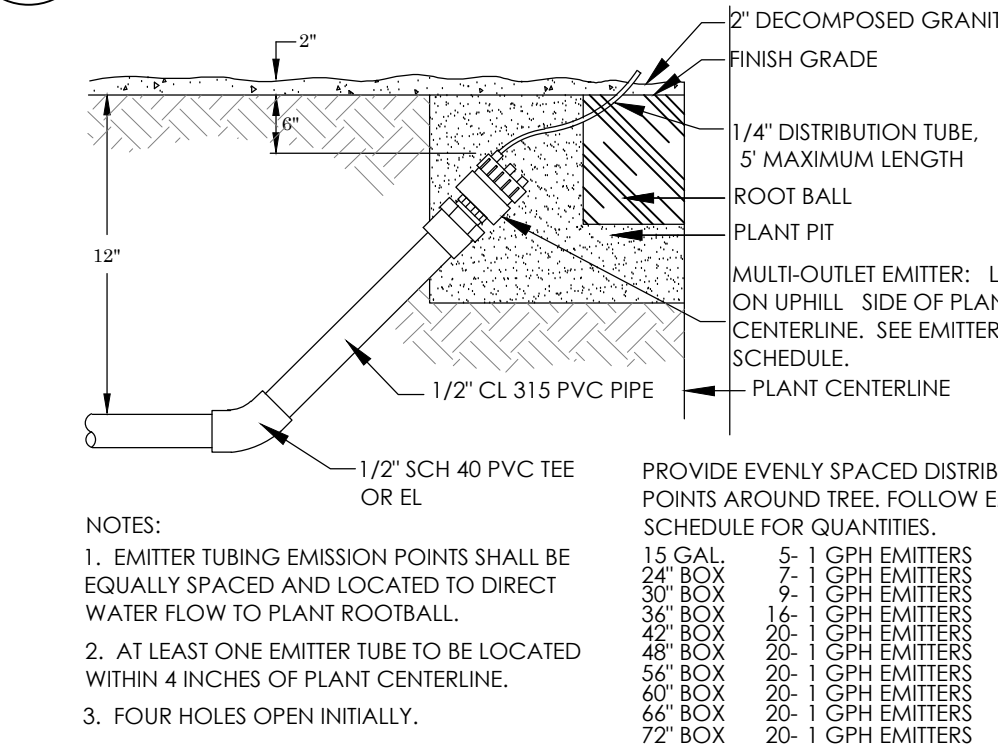
SCALE: N.T.S.



NOTE: 90 DEGREE ELL MAY BE USED IN LIEU OF 45 DEGREE IF  
PLANTER WIDTH IS LESS THAN SHOWN.

## 9 SINGLE OUTLET EMITTER (SHRUBS)

SCALE: N.T.S.



## 10 MULTI-OUTLET EMITTER (TREES)

SCALE: N.T.S.

## LANDSCAPE NOTES

- ALL PLANTING AREAS ARE TO HAVE DECOMPOSED GRANITE TOP DRESSING. ALL GRANITE IS TO BE 2" DEPTH, COLOR AS SPECIFIED, TYP.
- NO PLANT SUBSTITUTIONS ALLOWED UNLESS APPROVED IN WRITING BY LANDSCAPE ARCHITECT AND CONFORMING TO LOCAL AGENCY'S APPROVED PLANT LIST.
- LANDSCAPE ARCHITECT IS TO APPROVE ALL PLANT MATERIAL PRIOR TO DELIVERY TO SITE. ONE WEEK MINIMUM NOTICE.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL CONDITIONS ON SITE PRIOR TO PROJECT START-UP.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO REPAIR ANY DAMAGES MADE TO EXISTING LANDSCAPING, UNDERGROUND UTILITIES, IRRIGATION LINES, ELECTRICAL LINES, ETC., AT HIS EXPENSE.
- ANY PLANT MATERIAL NOT SHOWN TO REMAIN ON PLAN IS TO BE REMOVED.
- ADJUST ALL NEW LANDSCAPING AS NECESSARY TO ACCOMMODATE EXISTING LANDSCAPE TO REMAIN.
- CONTRACTOR IS TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO ANY SITE WORK BEING EXECUTED.
- QUANTITIES ON PLAN ARE PROVIDED FOR BIDDING PURPOSES ONLY. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL QUANTITIES PRIOR TO CONSTRUCTION.
- ALL AREAS DISTURBED DURING CONSTRUCTION ARE TO BE FINE GRADED AND TREATED TO BLEND EVENLY WITH ALL NEWLY CONSTRUCTED AREAS.
- LANDSCAPE ARCHITECT / OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL THAT IS DETERMINED TO NOT SATISFY THE DESIGN INTENT OF THE LANDSCAPE PLAN BASED ON SIZE, SHAPE, APPEARANCE, HEALTH, OR IMPROPER CARE.
- ALL BOULDERS ARE TO BE GRANITE 'SURFACE SELECT', SIZE PER PLAN. ALL BOULDERS ARE TO BE BURIED 1/3 IN SOIL.
- ALL SWALE CHANNELS ARE TO HAVE 6" - 8" FRACTURED GRANITE OR OTHER APPROVED STONE MATERIAL INSTALLED TO PREVENT EROSION.
- ALL DOWNSPOUTS / SCUPPERS ARE TO HAVE 3"x3", 3" - 6" FRACTURED GRANITE OR OTHER APPROVED STONE MATERIAL INSTALLED TO PREVENT EROSION.
- ALL BERM CONTOUR INTERVALS ARE AT 1'-0", SLOPES NOT TO EXCEED 4:1.
- ALL TURF IS TO BE 'MID-IRON' HYBRID VARIETY.
- ALL HEADER IS TO BE CAST IN PLACE CONCRETE, COLOR TO BE SELECTED.
- CONTRACTOR TO ENSURE THAT SLEEVING FOR IRRIGATION GOES UNDER EVERY DRIVEWAY (WHERE APPLICABLE).
- ALL LANDSCAPING AND STRUCTURES CONSTRUCTED FROM THIS PLAN HAVE BEEN DESIGNED WITHIN STANDARD CITY REQUIREMENTS AND SHALL BE THE RESPONSIBILITY OF THE DEVELOPER / HOA TO MAKE NECESSARY REPAIRS DUE TO VANDALISM / THEFT / OR NEGLIGENCE. DEVELOPER / HOA DOES NOT HOLD (YOUNG DESIGN GROUP, LLC) RESPONSIBLE FOR ANY DAMAGES INCURRED AS SUCH.
- JUTE NETTING TO BE INSTALLED ON ALL SLOPES GREATER THAN 4:1 WITH 100% LIVE PLANT COVER.

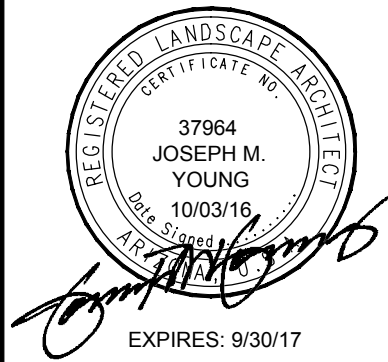
## LANDSCAPE CONSTRUCTION GENERAL NOTES

- REFER TO PLANTING DETAILS. BACKFILL: NATIVE SOILS FREE OF CONTAMINATION AND ROCKS OVER 3 INCHES IN DIAMETER.
- COMPLETE ALL TRENCHING, LANDSCAPE GRADING, BERMING AND SWALES PRIOR TO START OF PLANTING.
- NOTE: SURFACE-FERTILIZE PLANTS AS PART OF COMMON-AREA MAINTENANCE CONTRACT.
- APPLY A SOLUTION OF "SUPERTHRIVE" COMBINED WITH LIQUID CHELATED IRON SUPPLEMENT AS PLANT IS BEING WATERED IN. AT THE FOLLOWING RATES:  
-BASIC MIX: 1/4 TSP. (TEASPOON) SUPERTHRIVE AND 1 TSP. IRON SUPPLEMENT PER GALLON OF WATER.  
-TREES: APPLY 4 GALLONS OF BASIC MIX.  
-SHRUBS AND SUCCULENTS 1 GAL. AND 5 GAL.: APPLY 1 GALLON OF BASIC MIX.  
-SHRUBS AND SUCCULENTS 15 GAL.: APPLY 2 GALLONS OF BASIC MIX.
- REMOVE NURSERY PROVIDED STAKING AND TAPING FROM ALL PLANTS, IF APPLICABLE. STAKE NURSERY GROWN TREES AS DETAILED.
- WATER SUPPLY MUST BE OPERATIONAL PRIOR TO PLANT INSTALLATION.
- PRUNE DEAD OR DAMAGED BRANCHES AFTER PLANTING. PRUNE TREES OF LIVING BRANCHES, ONLY IF DIRECTED BY THE LANDSCAPE ARCHITECT OR OWNER, AFTER PLANTING.
- BEFORE PLANTING, STAKE OR FLAG THE LOCATION OF ALL PLANTS OR PLACE CONTAINERS UP TO 15 GAL. AT LOCATIONS SHOWN ON PLAN AND ARRANGE TO HAVE THE LANDSCAPE ARCHITECT REVIEW AND APPROVE THE LOCATIONS. LANDSCAPE ARCHITECT MAY REVISE LOCATIONS ONCE BEFORE PLANTING.
- REMOVE ALL WEED GROWTH FROM AREAS TO BE LANDSCAPED. IF WEED CONTROL IS NEEDED, USE CAREFULLY APPLIED CONTACT HERBICIDE, "ROUND-UP" OR EQUAL. APPLY BY HAND SPRAYER TO AVOID DAMAGE TO NEW PLANTS.
- ALL NEW LANDSCAPED AREAS SHALL RECEIVE 2" GRANITE MULCH AS NOTED BELOW PLANT LEGEND.
- WARRANTY ALL PLANT MATERIAL TO BE IN HEALTHY GROWTH FOR THE PERIODS OF: TREES: 365 DAYS SHRUBS, VINES AND GROUNDCOVERS: 90 DAYS, STARTING AT DATE OF FINAL ACCEPTANCE, REPLACE MATERIAL NOT SHOWING HEALTHY GROWTH WITHIN 10 WORKING DAYS OF NOTIFICATION BY OWNER.
- YDG DOES NOT WARRANTY AVAILABILITY OF SPECIES OR SIZES OF PLANTS LISTED. "AVAILABLE" SHALL MEAN AVAILABLE IN A WHOLESALE NURSERY IN ARIZONA OR CALIFORNIA. NOTIFY OWNER AND YDG OF NON-AVAILABILITY FOR ISSUANCE OF SUBSTITUTION BY YDG.
- CITY APPROVAL OF THESE PLANS SHALL SIGNIFY AND CONFIRM OWNER'S CAREFUL REVIEW AND APPROVAL OF THESE PLANS, INCLUDING PLANT SPECIES AND SIZES LISTED. OWNER SHALL OBTAIN UNIT PLANT COSTS, INSTALLED & GUARANTEED.
- TYPICAL MINIMUM SETBACKS FROM EDGE OF WALKS, DRIVES AND BUILDINGS: TREES: 6 FT.; SHRUBS: 3 FT.; GROUNDCOVER: 2 FT.
- AREAS IN SIGHT TRIANGLES SHALL HAVE NO OBSTRUCTION GREATER THAN 2 FT. HT. AND TREES SHALL HAVE CANOPY HIGHER THAN 7 FT. AT TIME OF PLANTING.
- NOTE THAT NURSERY-GROWN TREES MUST HAVE TRUNK DIAMETER IN PROPORTION TO HEIGHT, AND THAT CONTRACTOR MUST INSPECT EACH TREE FOR ROOT-BINDING AND OTHER GROWTH DEFECTS, AND REMOVE DEFECTIVE PLANTS FROM THE SITE.
- CONTRACTOR IS RESPONSIBLE TO COORDINATE HEADER INSTALLATION WITH GRADING CONTRACTOR. ANY LOCATIONS WHERE RIP-RAP SWALES ARE ADJACENT TO TURF AREAS, HEADER IS TO HAVE A DRAINAGE OUTLET (TURN-DOWN) FOR THE WIDTH OF THE RIP RAP AREA, TYP.
- TREES TO MEET LOCAL JURISDICTIONS ZONING SIZE REQUIREMENTS AT THE TIME OF PLANTING. TREES THAT DO NOT MEET MIN. REQUIREMENTS SHALL BE REPLACED IN KIND WITH TREE THAT MEETS REQUIREMENTS.
- ANY DISTURBED AREAS NOT INITIALLY BUILT UPON WILL NEED A COUNTY / CITY APPROVED DUST CONTROL MATERIAL INSTALLED.
- TREES THAT ARE PLANTED AS 24" BOX MUST HAVE 2" CALIPER AFTER FIRST YEAR OF GROWTH.
- LANDSCAPE ARCHITECT TO INSPECT TREES PRIOR TO PURCHASE.

## GENERAL IRRIGATION NOTES

- CONTRACTOR IS RESPONSIBLE TO RETRO-FIT EXISTING IRRIGATION SYSTEM TO ACCOMMODATE NEW PLANTING AREAS AS SHOWN ON PLAN. ANY EXISTING LANDSCAPE AREAS THAT ARE AFFECTED OUTSIDE THIS SCOPE OF WORK SHALL BE REPAIRED / RECONNECTED AS NECESSARY.
- ALL MAINLINE PIPING TO BE A MINIMUM OF SCHEDULE 40 UNLESS NOTED ON PLANS.
- SLEEVES SHALL BE A MINIMUM OF TWO TIMES THE DIAMETER OF THE LINE SIZE PASSING THROUGH IT.
- ALL MAINLINES AND IRRIGATION EQUIPMENT SHALL BE PLACED IN THE LANDSCAPED AREA OUTSIDE OF THE PUBLIC RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENT (PUE).
- CONTROLLER WIRES THAT ARE DIRECT BURIED SHALL BE NO. 14 OR BETTER, BUNDLED AND TIED OR WRAPPED EVERY TWELVE (12) FEET. DURING INSTALLATION WIRES SHALL HAVE A 24" LOOP TIED AT ALL DIRECTION CHANGES GREATER THAN 30 DEGREES AND BE UNTIED PRIOR TO TRENCH FILL IN.
- FLUSH CAPS SHALL BE PLACED IN A VALVE BOX AT THE END OF ALL LATERALS.
- ALL VALVES, PRESSURE REGULATORS AND OTHER DEVICES SHALL BE PLACED IN A APPROPRIATELY SIZED VALVE BOX WITH A MINIMUM OF TWO (2) INCHES OF PEA GRAVEL.
- PRIOR TO PLACING ANY IRRIGATION SYSTEM IN SERVICE, AN ARIZONA CERTIFIED BACKFLOW DEVICE TESTER SHALL TEST THE BACKFLOW PREVENTION DEVICE AND GIVE A COPY OF THE PASSED TEST RESULTS TO THE PINAL COUNTY INSPECTOR OR MAIL IT TO THE PINAL COUNTY DEPARTMENT OF PUBLIC WORKS INSPECTION SECTION.
- AFTER INITIAL TESTING, ALL BACKFLOW DEVICES SHALL BE TESTED AND PASSED ANNUALLY IN ACCORDANCE WITH THE LOCAL UTILITY COMPANY'S REQUIREMENTS.
- BACKFLOW PREVENTION DEVICES SHALL BE PLACED A MINIMUM OF TWO (2) FEET FROM THE WATER METER AND BE THE SAME SIZE AS THE WATER METER SERVICE LINE.
- ALL BFP DEVICES SHALL HAVE A MINIMUM 24"x36"x4" CLASS B CONCRETE SLAB WITH PIPE SLEEVES. IF A SECURITY CAGE IS INSTALLED CONCRETE SHALL BE SIX (6) INCHES LARGER ON ALL SIDES THAN THE SECURITY CAGE.

Young | design | group  
Landscape Architecture  
+ Land Planning  
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POWER ROAD MEDICAL

VILLAGE LOT 8

215 SOUTH POWER ROAD | MESA, AZ 85206

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2 OF 2

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