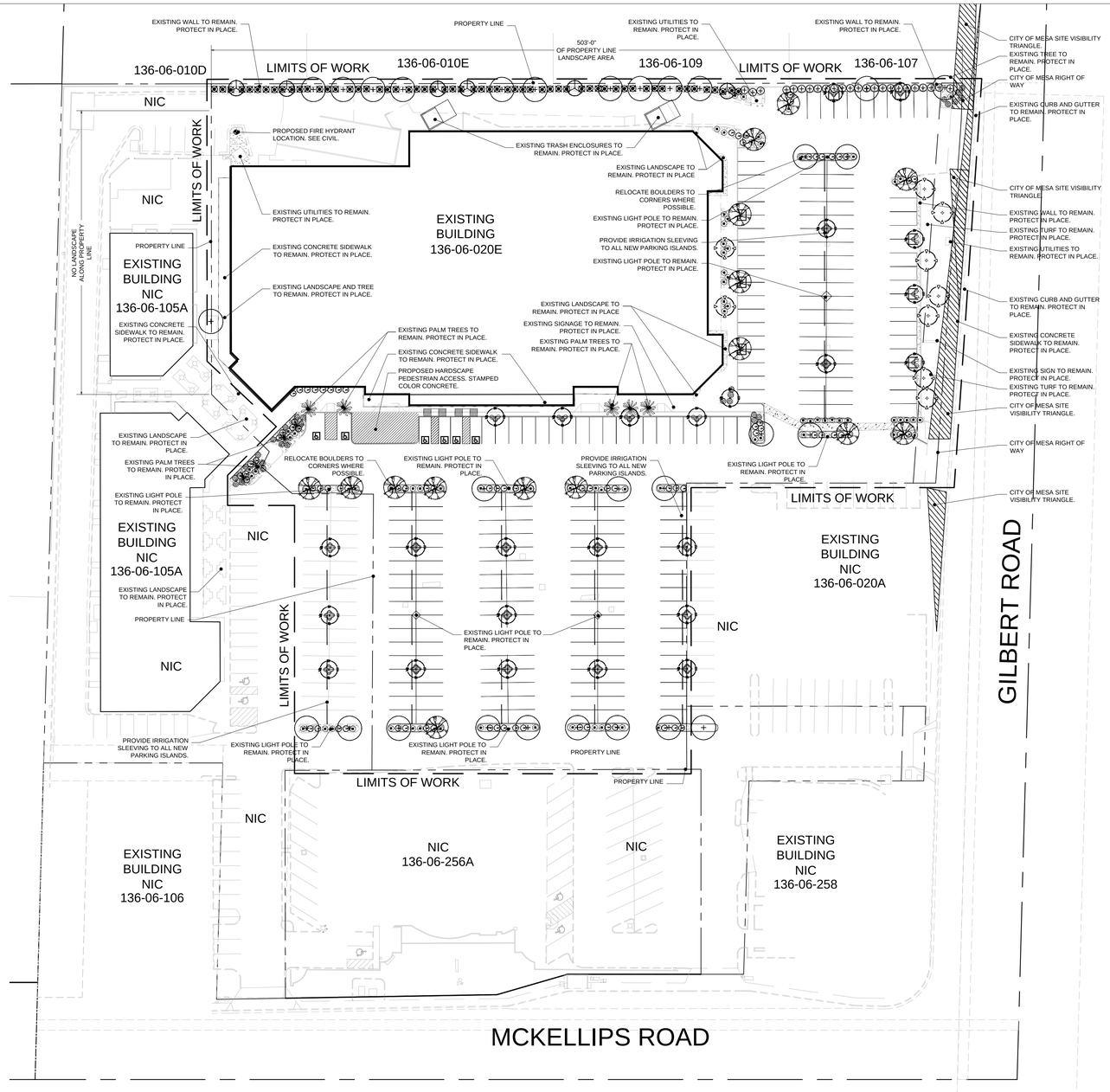

CITY OF MESA LANDSCAPE CALCULATIONS

	REQUIRED	PROVIDED
PERIMETER LANDSCAPE PER 11-33-3 MESA Z/O ARTERIAL STREET - U DESIGNATE	3 TREE / 24 SHRUB PER 100 FT FRONTAGE	GILBERT ROAD: 270" = 2.70 x 3 (8.1 TREES): 8 TREES PROVIDED (1 EX. + 8 NEW) 157.5" = 2.70 x 24 64.8 SHRUBS) 9 SHRUBS PROVIDED
COVERAGE AREA	50% OF LS AREA	65% COVERAGE
INTERIOR PARKING LANDSCAPE PER 11-33-4 MESA Z/O	1 TREE / 3 SHRUB PER PLANTER ISLAND	1 TREE / 4 SHRUB PROVIDED PER PARKING ISLAND (AVERAGE)
FOUNDATION LANDSCAPE PER 11-33-5 MESA Z/O*	1 TREE / 50 LF BUILDING FACE	550 FT TOTAL EDGE = 11 TREES: 19 TREES PROVIDED (8 EX. + 11 NEW)
PERIMETER LANDSCAPE PER 11-33-3.B.c.iii MESA Z/O PROPERTY LINE - AREAS VISIBLE	4 TREE / 20 SHRUB PER 100 FT VISIBLE PROPERTY LINE	NORTH PROPERTY LINE: 503' = 5.03 x 4 (20 TREES): 21 TREES PROVIDED (12 EX. + 9 NEW) 503' = 5.03 x 20 (100 SHRUBS) 100 SHRUBS PROVIDED

CITY OF MESA GENERAL NOTES

1. ALL WORK AND MATERIALS SHALL CONFORM TO THE CURRENT UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION AS FURNISHED BY THE MARICOPA ASSOCIATION OF GOVERNMENTS AND AS AMENDED BY THE CITY OF MESA. ALL WORK AND MATERIALS NOT IN CONFORMANCE WITH THESE AMENDED SPECIFICATIONS AND DETAILS ARE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
2. SEPARATE RIGHT-OF-WAY PERMITS ARE REQUIRED FOR ALL PUBLIC UTILITIES, PUBLIC STREET IMPROVEMENTS, AND RIGHT-OF-WAY LANDSCAPING. FOR INFORMATION REGARDING AVAILABILITY AND COST OF RIGHT-OF-WAY PERMITS, CONTACT THE DEVELOPMENT SERVICES DEPARTMENT AT (480) 644-4273 OR AT HTTP://WWW.MESAAZ.GOV/DEVSUSTAIN/CONSTRUCTIONPERMITS.ASPX. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED UNLESS OTHERWISE NOTED. CONTRACTORS MUST HOLD THE APPROPRIATE CLASS OF LICENSE AND SHALL HAVE ON FILE WITH THE PERMIT SERVICES SECTION PROOF OF INSURANCE COVERAGE. PERMITS BECOME INVALID AND MUST BE UPDATED IF WORK HAS NOT BEGUN WITHIN NINETY (90) DAYS. PERMITS ALSO BECOME INVALID IF THE CONTRACTOR'S INSURANCE LAPSES OR IS VOIDED.
3. TWENTY FOUR (24) HOURS PRIOR TO THE COMMENCEMENT OF ANY WORK, CONSTRUCTION OR INSTALLATIONS ASSOCIATED WITH THIS PERMIT, THE PERMITTEE SHALL NOTIFY CITY OF MESA ENGINEERING DEPARTMENT AT (480) 644-2251 OR INTENT TO BEGIN AND REQUEST/SCHEDULE PRELIMINARY FIELD REVIEW AT THE PROJECT SITE WITH THE CITY OF MESA ENGINEERING DEPARTMENT CONSTRUCTION INSPECTOR (CITY INSPECTOR). FAILURE TO PROVIDE PROPER INSPECTION NOTIFICATION AS PRESCRIBED ABOVE SHALL RESULT IN THIS PERMIT BECOMING INVALID AND WORK BEING STOPPED.
4. CONTRACTOR'S SHALL COMPLY WITH THE REQUIREMENTS TO OBTAIN THE NECESSARY RIGHT-OF-WAY PERMITS AND SHALL COMPLY WITH THE RIGHT-OF-WAY PERMIT CONDITIONS AS FOUND ON THE BACK OF THE PERMIT FORM.
5. THE CITY OF MESA PARKS & RECREATION DIVISION IS NOT REPRESENTED BY BLUE STAKE. WHEN THE CONTRACTOR EXCAVATES NEAR OR ADJACENT TO A CITY PARK, THE CONTRACTOR SHALL CONTACT THE PARKS & RECREATION ADMINISTRATION SECTION AT (480) 644-2354 TO REQUEST ASSISTANCE IN LOCATING ALL THEIR UNDERGROUND FACILITIES.
6. THE CONTRACTOR SHALL OBTAIN AN EARTH-MOVING PERMIT FROM THE MARICOPA COUNTY ENVIRONMENTAL SERVICES DEPARTMENT AND SHALL COMPLY WITH ITS REQUIREMENTS FOR DUST CONTROL.
7. THE ENGINEER HEREBY CERTIFIES AS EVIDENCED BY A PROFESSIONAL SEAL & SIGNATURE, THAT ALL AFFECTED UTILITY COMPANIES BOTH PUBLIC AND PRIVATE HAVE BEEN CONTACTED AND ALL EXISTING AND/OR PROPOSED UTILITY LINES AND OTHER RELATED INFORMATION HAVE BEEN TRANSFERRED ONTO THESE PLANS. THE ENGINEER OR ARCHITECT ALSO HEREBY CERTIFIES THAT ALL EXISTING AND/OR PROPOSED PUBLIC RIGHT-OF-WAY AND EASEMENTS HAVE BEEN CORRECTLY PLOTTED/SHOWN.
8. THE ENGINEER, OR LAND SURVEYOR OR RECORD SHALL CERTIFY UPON COMPLETION OF CONSTRUCTION THAT ALL PUBLIC IMPROVEMENTS (WATER AND SEWER UTILITIES, STORM SEWER, CONCRETE, PAVING, STREET LIGHTS, ETC.) HAVE BEEN INSTALLED AT THE LOCATIONS AND ELEVATIONS SHOWN ON THE APPROVED PLANS. ANY CHANGES SHALL BE REFLECTED ON "AS-BUILT" DRAWINGS PROVIDED BY THE ENGINEER TO THE CITY'S ENGINEERING DEPARTMENT.
9. THE REGISTER ENGINEER OR LAND SURVEYOR SHALL CERTIFY THAT THE MINIMUM HORIZONTAL AND VERTICAL SEPARATIONS BETWEEN UTILITIES WITHIN PUBLIC RIGHT-OF-WAY AND EASEMENTS HAVE BEEN MAINTAINED AS REQUIRED BY LAW OR POLICY.
10. THE DEVELOPER SHALL PROVIDE ALL CONSTRUCTION STAKING FOR THE PROJECT.
11. THE DEVELOPER OR THE ENGINEER IS RESPONSIBLE FOR ARRANGING FOR THE RELOCATION OR REMOVAL OF ALL UTILITIES OR FACILITIES THAT ARE IN CONFLICT WITH THE PROPOSED PUBLIC IMPROVEMENTS. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE RELOCATION OF ALL UTILITIES, POWER POLES, IRRIGATION DRY-UPS, RESETS REMOVALS BY OTHERS, ETC.
12. THE CONTRACTORS SHALL LOCATE ALL UTILITIES PRIOR TO EXCAVATION AND AVOID DAMAGE TO SAME, CALL (602) 263-1100 FOR BLUE STAKE TWO WORKING DAYS PRIOR TO DIGGING. CALL SALT RIVER PROJECT FOR POLE BRACING, ELECTRIC SERVICE OR CONSTRUCTION SCHEDULING AT (602) 273-8888.
13. WHEN GAS MAINS AND/OR SERVICE OR CONSTRUCTION ARE EXPOSED, CONTACT CITY OF MESA AT (480) 644-2261 FOR INSPECTION OF THE EXPOSED PIPE AND COATING PRIOR TO BACKFILLING OF THE TRENCH.
14. CONTRACTORS SHALL COMPLY WITH THE PROVISIONS FOR TRAFFIC CONTROL AND BARRICADING PER THE CURRENT CITY OF MESA TRAFFIC BARRICADE MANUAL.
15. IF A FIRE HYDRANT IS NEEDED TO OBTAIN CONSTRUCTION WATER, THE CONTRACTOR SHALL OBTAIN A FIRE HYDRANT METER FROM PERMIT SERVICES AND PAY ALL APPLICABLE FEES AND CHARGES.
16. IF DURING THE CONSTRUCTION OF A PUBLIC FACILITY, THE CONTRACTOR FAILS TO OR IS UNABLE TO COMPLY WITH A REQUEST OF THE CITY INSPECTOR, AND IT IS NECESSARY FOR CITY FORCES TO DO WORK THAT IS NORMALLY THE CONTRACTOR'S RESPONSIBILITY, THE CITY SHALL BE JUSTIFIED IN BILLING THE CONTRACTOR. EACH INCIDENT REQUIRING WORK BY CITY FORCES SHALL BE COVERED BY A SEPARATE BILLING AT THE CURRENT APPLICABLE RATES.
17. THE CONTRACTOR IS ADVISED THAT DAMAGE TO PUBLIC SERVICES OR SYSTEMS AS A RESULT OF THIS PROJECT SHALL BE REPAIRED BY THE CONTRACTOR AND INSPECTED BY THE CITY INSPECTOR, UNLESS OTHERWISE APPROVED BY THE CITY, ALL REPAIRS SHALL BE DONE WITHIN 24 HOURS. THE CONTRACTOR IS ADVISED THAT ANY COSTS RELATED TO REPAIR OR REPLACEMENT OF DAMAGED PUBLIC SERVICES AND SYSTEMS AS A RESULT OF CONTRACTOR'S ACTIVITIES SHALL BE BORNE BY THE CONTRACTOR.

LANDSCAPE NOTES

1. FIELD VERIFY EXISTING SITE PRIOR TO BID AND CONSTRUCTION.
2. FIELD VERIFY EXISTING PLANT MATERIAL LOCATIONS. PROTECT TREES IN PLACE.
3. ALL TREES ON SITE TO REMAIN AND PROTECT IN PLACE. VERIFY LOCATIONS PRIOR TO BID AND CONSTRUCTION.
4. ALL NEW PARKING DIAMONDS TO BE PROVIDED IRRIGATION SLEEVING.

PLANTING MATERIAL LEGEND

TREES	SIZE	NOTES	QTY
Existing Palm Tree Remain and Protect in Place			9
Existing Tree Remain and Protect in Place			29
Acacia stenophylla Shoestring Acacia Caliper: 2"	36" Box 10' H x 7" W	*ADWR	6
Chilopsis linearis Desert Willow Bi-Color Caliper: 1.5"	24" Box 7' H x 4' W	*ADWR	9
Ulmus parvifolia Evergreen Elm Caliper: 2.5"	36" Box 12' H x 8" W	*ADWR	15
Acacia Anura Mulga Caliper: 1.5"	24" Box 7' H x 3" W	*ADWR	27

SHRUBS			QTY
Leucophyllum frutescens Texas Ranger Sage	5 Gallon	*ADWR	24
Muhlenbergia emersleyi 'El Toro' El Toro Bullgrass	5 Gallon	*ADWR	83
Nerium oleander Pink Oleander	5 Gallon	*ADWR	58

GROUNDCOVERS/ACCENTS			QTY
Euphorbia antisyphilitica Candelilla	5 Gallon	*ADWR	96
Hesperaloe parviflora Red Yucca	5 Gallon	*ADWR	77
Lantana montevidensis Trailing Lantana - Yellow	5 Gallon	*ADWR	27

LANDSCAPE MATERIALS	QTY
Decomposed Granite. 3/4" minus "Express Gold" 2" deep in planting areas per plan.	10,600 sq ft

*ADWR = Arizona Department of Water Resources Approved Low-Water Use Plant

PROJECT DATA

ZONING:	LC
APN #:	136-06-020E
SITE AREA:	183,473 SQ.FT.
SITE COVERAGE:	29%
CONST. TYPE:	VB
BUILDING AREA:	53,563 SQ.FT.
OCCUPANCY:	M
PARKING:	REQUIRED: 531
	PROPOSED: 231
	ADA REQUIRED: 10
	ADA PROPOSED: 6

LANDSCAPE ARCHITECT

HARRINGTON PLANNING + DESIGN (HP+D)
3116 S. MILL AVENUE, SUITE 305
TEMPE, ARIZONA 85282
JASON HARRINGTON, RLA, ASLA, ASIC, APWA
(480) 250-0116
JASON@HARRINGTONPLANNINGDESIGN.COM

OWNER CONTACT

BARCLAY GROUP
2390 E. CAMELBACK ROAD, SUITE 200
PHOENIX, AZ 85016
EMAIL: CFINCHAM@BARCLAYGROUP.COM
PHONE: (480) 596-9399

VICINITY MAP

ARIZONA BLUESTAKE CENTER
CALL TWO WORKING DAYS BEFORE YOU DIG
1.800.782.5348

HARRINGTON PLANNING + DESIGN
3116 S. Mill Avenue, Suite 305
Tempe, Arizona 85282
Tel: 480-250-0116
www.HarringtonPlanningDesign.com

RECISTERED LANDSCAPE ARCHITECT 44161 JASON E. HARRINGTON Date Signed 06.11.18 ARIZONA U.S.A.
Expires 06/30/2018

Eos Fitness
NWC East McKellips Road and North Gilbert Road
Mesa, Arizona 85210

REV.	COMMENT	DATE

ISSUE	DATE
City Comments	06.11.18
Preliminary Submittal	05.18.18

LANDSCAPE PACKAGE

June 11th, 2018

DRAWN BY:	DMC
CHECK BY:	JEH
PROJ. NO.:	2018-027
CASE NO.:	-

NORTH

0 20 40 80

PRELIMINARY LANDSCAPE PLAN

L1.0

1 OF 1

CASE NO.: -

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