

- SCARIFY EXISTING SUBGRADE, TO A MINIMUM 8-INCH DEPTH.
- SOIL TEST FOR FERTILITY AND ADDITIVE RECOMMENDATIONS (FOR TURF AND ORNAMENTALS) SHALL BE MADE SEVEN (7) DAYS PRIOR TO ANTICIPATED PLANTING TO DETERMINE IF ADDITIVES ARE REQUIRED. CONTRACTOR SHALL PROVIDE AND INCORPORATE SUCH ADDITIVES PRIOR TO OR AT THE TIME OF PLANTING.
- CONTRACTOR SHALL STAKE TREE AND SHRUB LOCATIONS FOR 5-GALLON PLANTS AND LARGER. STAKES SHALL BE MARKED WITH PLANT NAME OR PLANT NAME OF PLANT LEGEND ITEM NUMBER FROM PLANS.
- CONTRACTOR SHALL NOTIFY CITY ENGINEERING DIVISION (480-644-2253) 24-HOURS IN ADVANCE FOR APPROVAL OF STAKED PLANT LOCATIONS.
- PLANT PITS MUST BE INSPECTED BY CITY LANDSCAPE INSPECTOR PRIOR TO PLANTING BY CONTRACTOR. CONTRACTOR TO REQUEST INSPECTION 48-HOURS IN ADVANCE.
- WHERE CALICHE IS ENCOUNTERED IN PLANT PITS, DEPTH AND WIDTH OF PIT SHALL BE INCREASED BY (1/3) ONE-THIRD OVER SPECIFICATION, AND A LIQUID PENETRATE, "AL-KALICHE" OR APPROVED EQUAL, SHALL BE INCORPORATED FOR EACH PIT PER MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR SHALL ALSO COMPLY WITH SOIL TEST RECOMMENDATIONS.
- ALL TOP SOIL MIXTURE FOR PLANTS SHALL BE FREE OF GRASS AND NOXIOUS WEEDS. SEE SECTION 795 OF THE M.A.G. SPECIFICATIONS.
- PLANT SOIL MIXTURE SHALL CONSIST OF 3 1/2-PARTS NATURAL FERTILE, FRIABLE SOIL AND ONE PART HUMUS BY VOLUME, THOROUGHLY MIXED PRIOR TO BACKFILLING IN PITS. BACKFILLING SHALL BE IN 6-INCH LIFTS. EACH LIFT SHALL BE WATER SETTLED, WITHOUT PUDDLING.
- ALL PLANT MATERIAL SHALL CONFORM TO GRADING, TYPE, ETC..., AS SET FORTH IN THE AMERICAN ASSOCIATION OF NURSERYMEN AND BY THE ARIZONA NURSERY ASSOCIATION RECOMMENDED TREE SPECIFICATIONS. THE CITY OF MESA RESERVES THE RIGHT TO INSPECT SHRUBS AND CONTAINER TREES FOR CONDITION OF ROOT BALLS. FOR ANY SUCH INSPECTIONS FOR CONDITIONS WHICH MAY DESTROY ROOT BALL, CONTRACTOR SHALL SUPPLY ADDITIONAL PLANT AT NO COST.
- 120 VOLT POWER FOR SPRINKLER SYSTEM CONTROLLER IS TO BE ORDERED FROM APPROPRIATE POWER UTILITY BY CONTRACTOR. CONTRACTOR ACTS AS OWNER AND PAYS RELATED COSTS. IF METER IS INSTALLED, METER IS TO BE IN CONTRACTOR'S NAME UNTIL FINAL APPROVAL AND/OR ACCEPTANCE OF THE PROJECT AND THEN TRANSFERED TO THE MAINTAINING PARTY.
- THE CONTRACTOR SHALL PROVIDE ALL THE MATERIALS AND LABOR NECESSARY TO INSTALL THE COMPLETE AUTOMATIC SPRINKLER SYSTEM INCLUDING THE WATER SERVICE AND METER. THE CONTRACTOR SHALL ORDER THE WATER METER AND PAY ALL RELATED CHARGES AT THE PUBLIC WORKS SERVICES. THE CITY MAY INSTALL THE WATER SERVICE AND METER AND CHARGE THE CONTRACTOR AT THE CITY'S DISCRETION.
- THE PLANT GUARANTEE AND MAINTENANCE SHALL BE AS PER SECTION 430.8 OF M.A.G. SPECIFICATIONS UNTIL PROJECT APPROVAL AND/OR ACCEPTANCE. 14. UNLESS SPECIFIED ON THE PLANS FOR REMOVAL, THE CONTRACTOR SHALL BE RESPONSIBLE FOR:
- 1. DAMAGES TO EXISTING WALKS, WALLS, DRIVES, CURBS, ETC.... 2. DAMAGES TO UTILITIES CAUSED AS A RESULT OF HIS WORK.
- 3. INSPECTING THE SITE IN ORDER TO BE FULLY AWARE OF EXISTING CONDITIONS PRIOR TO SUBMITTING BID. THE CONTRACTOR SHALL MAINTAIN UNCOVERED, ALL EXISTING UTILITY COVERS, BOXES, LIDS, AND MANHOLES.
- ALL EQUIPMENT AND MATERIALS NOT SHOWN OR SPECIFIED IN THE PLANS OR IN THE SPECIFICATION WHICH ARE REQUIRED TO COMPLETE THE INSTALLATION, SHALL BE SUPPLIED BY THE CONTRACTOR AS PART OF HIS CONTRACT WORK.

- VERIFY ALL CONDITIONS IN FIELD PRIOR TO BIDDING/ INSTALLATION.
- ATTENTION. IN WRITING.
- ARCHITECT.
- DELIVERY TO SITE.
- TO REFUSE ANY PLANT HE/SHE DEEMS UNACCEPTABLE. FOR CLARIFICATION OF DISCREPANCIES BETWEEN THE DRAWINGS AND THE SITE, THEY SHOULD BE BROUGHT TO THE ATTENTION
- OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO TAKE PRECAUTIONS TO PROTECT ANY EXISTING IMPROVEMENTS.
- PLANS TAKE PRECEDENCE.
- HEADER, PAVING, CURBING, ETC. 10 11 ALL EARTHWORK IS TO BE DONE SO THAT ALL WATER DRAINS AWAY
- FROM ALL STRUCTURES. 12.
- TO DIGGING. 13 CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED SLEEVING WHETHER IT IS SHOWN ON THE PLANS OR NOT.
- ADJUST NEW LANDSCAPE TO ACCOMMODATE EXISTING LANDSCAPE 14. TO REMAIN.
- 15. PLANT MATERIAL TO REMAIN IN GOOD, HEALTHY CONDITION DURING CONSTRUCTION.
- **BY CONTRACTOR**

DISCREPANCIES SHALL BE BROUGHT TO THE LANDSCAPE ARCHITECT'S

NO PLANT SUBSTITUTION ALLOWED UNLESS APPROVED BY LANDSCAPE

LANDSCAPE ARCHITECT TO APPROVE ALL TREES AND SHRUBS PRIOR TO

LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE RESERVE THE RIGHT

PLANT LIST/QTY'S PROVIDED FOR CONTRACTOR'S CONVENIENCE ONLY.

FINISHED GRADE BELOW ALL PLANTERS SHALL BE 1" BELOW ADJACENT

GROUNDCOVER AND/OR DG SHALL EXTEND UNDER SHRUBS UNLESS NOTED.

ALL UNDERGROUND CONDUITS/PIPES/UTLITIES ARE TO BE LOCATED PRIOR

LANDSCAPE CONTRACTOR RESPONSIBLE TO MAINTAIN EXISTING

ANY EXISTING PLANT MATERIAL NOT SHOWN TO REMAIN IS TO BE REMOVED

0 15' 30'

PLANT CALCULATIONS:

	15 GAL	24" B(SХ	36" BOX
TREE SIZE RATIO	0 QTY	42 QTY		11 QTY
TOTAL TREES: 53	0%	79%		21%
	TREES REQ / PROVIDED		SHRUBS REQ / PROVIDED	
STREET FRONTAGE REQUIREMENTS 1 TREE/ 6 SHRUB PER 25 L.F.	30 TREES / 41 TREES		180 SHRUBS / 182 SHRUBS	
PARKING LOT REQUIREMENTS 1 TREE / 3 SHRUB PER ISLAND	18 TREES / 19 TREES		54 SH	RUBS / 105 SHRUBS
FOUNDATION PLANTING REQUIREMENTS	0 TREES / 0 TR	EES	41 S	HRUBS PROVIDED

-ALL TREES TO BE15 GALLON SIZE OR LARGER -10% OF PARKING LOT TREES ARE 36" BOX SIZE -ALL SHRUBS TO BE 5 GALLON SIZE.

-FOUNDATION PLANTING = 613 S.F.

EXIST. CONDITIONS GENERAL NOTES

- 1. ALL PLANT MATERIAL DESIGNATED AS "EXISTING TO REMAIN" SHALL BE PROTECTED DURING CONSTRUCTION. ANY TREE THAT DIES OFF DUE TO LACK OF WATER, MAINTENANCE OR CARI VANDALISM SHALL BE REPLACED BY LIKE TYPE AND SIZE TREE AT NO ADDITIONAL COST TO
- 2. ALL SHRUBS/GCOVERS SHALL BE REPLACED W/ 5 GAL PLANTS. LANDSCAPE AREAS DISTURB CONSTRUCTION SHALL BE REPLACED W/ NEW DG MATCHING EXISTING. BLEND ALL DISTURBI THERE IS SMOOTH TRANSITION BETWEEN ALL EDGES.
- 3. ANY/ALL BROKEN HEADERS TO BE REPLACED.
- 4. ALL EXISTING PLANT MATERIAL AND ADJACENT PLANT MATERIAL SHALL HAVE UNINTERRUPT DURING ALL PHASES OF CONSTRUCTION. THIS SHALL INCLUDE BUT NOT BE LIMITED TO; HAN TRUCK WATERING, TEMPORARY SYSTEM, ETC.
- 5. THE EXISTING IRRIGATION SHALL BE PROTECTED, MAINTAINED, AND REPAIRED DURING ALL CONSTRUCTION. THE EXISTING SYSTEM IS TIED TO ADJACENT PROPERTIES. ALL EQUIPMENT MAINLINE, WIRES, LATERALS, HEADS, EMITTERS, ETC SHALL BE REPLACED AS REQ TO MAINT CONTINUOUS WATER.
- 6. ALL EXISTING TREES TO REMAIN SHALL BE SELECTIVELY PRUNED PER LANDSCAPE ARCHITE

	A			
	AUTO WAY		G.K. FLANAGAN ASSOCIATES	JOHN MAHONEY
IG CONCRETE	hull.		4626 N. 44th Street PHOENIX, AZ 85018 602 . 912 . 9691	A R C H I T E C T 850 W. ELLIOT ROAD #108
ED TYP.		SOUTHERN /	602 . 912 . 9693 fax	TEMPE, ARIZONA 85284 P 480.345.8457 F 480.345.1759
	- SITE			Q LANDSCAP
	VISIBILITY TRIANGLE			20086 GREGORY K.
A A			SUPERSTITION SPRINGS BLVD.	FLANAGAN Be 06.2.1.18
PG TYP.				EXPIRES 12/31/2020
		US 60		
		VICINITY M	IAP	
;				
	CONCEPTUA TREES		PALETTE SIZE / QTY / COMMENTS	
·///\$	EXISTING PALM TO BE RE	EMAIN	NA	
	K > PALM TO BE REMOVED		NA	
	ACACIA SALICINA WILLOW ACACIA		24" BOX / STANDARD 15 QTY	
	OLEA EUROPAEA FRUITLESS OLIVE		36" BOX /STANDARD 11 QTY	
	FRAXINUS UHDEI ARIZONA GROWN S	SHAMEL ASH	24" BOX / STANDARD 11 QTY	
	ULMUS PARVIFOLIA CHINESE ELM		24" BOX / STANDARD 16 QTY	
• >	SHRUBS HESPERALOE PARVIFLO	PRA	5 GAL / 125 QTY	-
	RED YUCCA EUCOPHYLLUM ZYGOPH		5 GAL / 63 QTY	
Ref. North	TEAXAS RANGER S NERIUM OLEANDER 'PETI DWARF OLEANDER	TE'	5 GAL / 24 QTY	
Q	RUELLIA PENINSULARIS BAJA RUELLIA		5 GAL / 43 QTY	
Ċ	BLUE ELF ALOE	154.6	5 GAL / 62 QTY 5 GAL / 9 QTY	
€	MEXICAN BIRD OF F		5 GAL / 9 QTY 5 GAL / 19 QTY	
Þ	DEER GRASS		5 GAL / 7 QTY	MESA a.
	CLIMBING FIG GROUNDCOVER			ADI
o ^c		ERT CARPET"	1 GAL /47 QTY	DT KI PARK VA
	LANTANA 'NEW GOLD' TRAILING YELLOW L	ANTANA	1 GAL / 3' O.C. 90 QTY	AHRI AUTO I RIZON
E			1 GAL / 2.5' O.C. 230 QTY	2 N <i>A</i> 8. E. <i>A</i>
\	NATAL PLUM		5 GAL / 3' O.C. 112 QTY	EAF 6133 MES
	EXISTING TURF TO REMA REPAIR / ADJUST PE	ER NEW HEADER		PROJECT NO.: 1712
D	OG DECOMPOSED GRANITE 1/2" SCREENED / CO		2" DEPTH TYP. STING	ISSUE DATE: 06/21/18
G ALL PHASES OF	5' DIAMETER QUICK CRET CASCADE ROUND, CHARC			
RE, NEGLECT OR THE OWNER. BED BY NEW BED AREAS SO	5 GAL AGAVE VILMORINIA 1 GAL PORTULACARIA AF	NA (1 QTY) PER PO	Г	
	LANDSCAPE PROVIDED:	,		
TED WATERING ND WATERING,	LANDSCAPE COVERAGE: CAR DISPLAY AREA: DISPLAY AREA LANDSCA	70,115 SF	/ 200,316 SF =13.18% / 70,115 SF = 19.55%	
- PHASES OF IT SUCH AS ITAIN				PLANTING PLAN
ECT DIRECTION.				L-100

