



12345
BROADWAY & 32ND TOWNHOMES

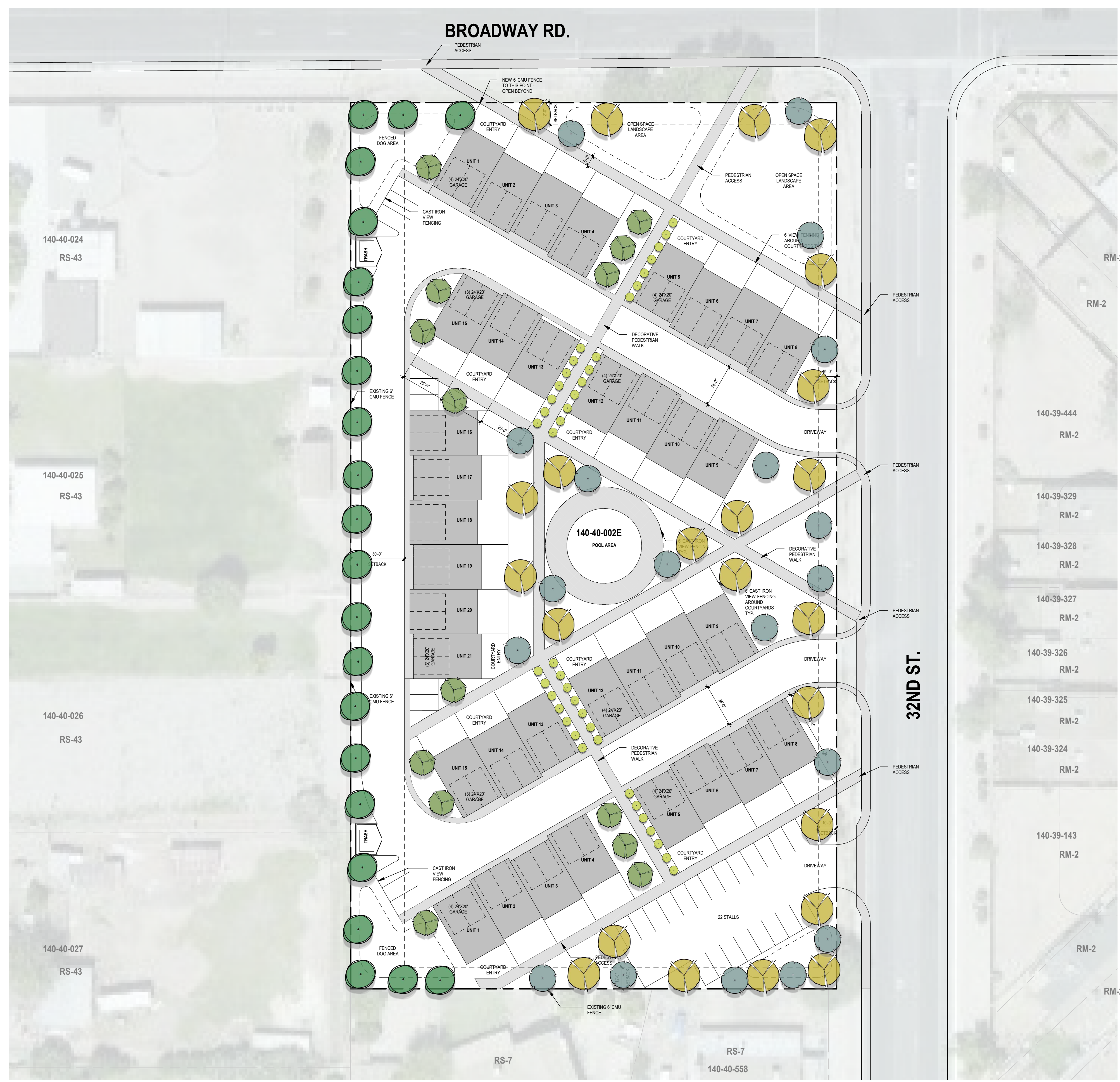
3165 E. BROADWAY RD.
MESA, AZ 85204
APN: 140-40-002D

#	DESCRIPTION	DATE
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SPR - REZONE
SUBMITTAL 06/05/18

LANDSCAPE SITE
PLAN

L011



1 LANDSCAPE PLAN

PROJECT DATA

SITE:	
PARCEL 1:	140-40-002D, 140-40-002E
TOTAL LOT AREA:	133,349 SF (3.06 ACRES)
EXISTING ZONING	RS-9
PROPOSED ZONING:	RM-2 PAD
GENERAL PLAN:	NEIGHBORHOOD SUBURBAN

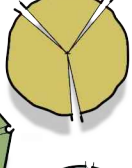
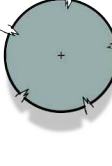
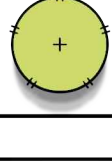
BUILDING:

ALLOWABLE DWELLING UNITS/ACRE:	20 UNITS/ACRE - APPROX. 60 UNITS
NUMBER OF UNITS PROPOSED:	36 UNITS
TYPE OF CONSTRUCTION:	V-A
UNIT SF:	1,500
BUILDING HEIGHT:	(2 STORY) 30'-0"
BUILDING COVERAGE (50% MAX):	27%
OPEN SPACE REQUIRED (175 SF/UNIT):	6,300 SF
OPEN SPACE PROVIDED:	97,000 SF

PARKING:

GARAGE PARKING:	2 STALLS PER UNIT - 72 STALLS
GUEST PARKING:	32 STALLS

PLANT SCHEDULE

SYM.	BOTANICAL NAME COMMON NAME	SIZE BRANCHING	CALIPER HT & W
TREES			
    	Raywood Ash <i>Fraxinus oxycarpa</i>	24" BOX	1.5" CAL. 9' HT & 3' W
	Texas Olive <i>Cordia boissieri</i>	24" BOX 36" BOX	1.5" CALIPER 6' HT & 5' W
	Morning Cloud Chitalpa <i>Chitalpa tashkentensis</i>	24" BOX 36" BOX	2" CALIPER 10' HT & 7' W
	Texas Ebony <i>Ebenopsis ebano</i>	24" BOX	1.5" CALIPER 7' HT & 4' W
	Waxleaf Privet Topiary Tree <i>Ligustrum japonicum</i> 'Texanum'	15 GALLON	
SHRUBS			
         	Mexican Bird of Paradise <i>Caesalpinia pulcherrima</i>	5 GALLON	
	Pink Fairy Duster <i>Calliandra eriophylla</i>	5 GALLON	
	Little Leaf Cordia <i>Cordia parvifolia</i>	5 GALLON	
	Mexican Heather <i>Cuphea hyssopifolia</i>	5 GALLON	
	White Cloud Texas Sage <i>Leucophyllum frutescens</i> 'White Cloud'	5 GALLON	
	Mexican Petunia <i>Ruellia brittoniana</i>	5 GALLON	
	Cleveland Sage <i>Salvia clevelandii</i>	5 GALLON	
	Bells of Fire <i>Tecoma stans</i> 'Bells of Fire'	5 GALLON	
ACCENTS			
    	Lilly of the Nile <i>Agapanthus africanus</i>	1 GALLON	
	Variegated Smooth Agave <i>Agave desmetiana</i> 'Variegata'	5 GALLON	
	Parry Agave <i>Agave parryi</i>	5 GALLON	
	Damianita <i>Chrysactinia mexicana</i>	1 GALLON	
GROUNDCOVERS & VINES			
     	Tuttiel Natal Plum <i>Carissa macrocarpa</i> 'Tuttiel'	5 GALLON	
	Yellow Dot <i>Wedelia trilobata</i>	5 GALLON	
	Trailing Lantana <i>Lantana montevidensis</i>	5 GALLON	
	Katie Ruellia <i>Ruellia brittoniana</i> 'Katie'	5 GALLON	
	Star Jasmine <i>Trachelospermum</i> <i>jasmnoides</i>	5 GALLON	

NOTES:

1. PROVIDE AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM. IRRIGATE ALL PLANTED AREAS WITH 1/2" DEEP WATERING DURING THE FIRST YEAR.
2. CONTRACTOR TO PROVIDE IRRIGATION LAYOUT PLAN FOR REVIEW AND APPROVAL BY OWNER. WHEN IRRIGATION IS IN THE P.O.W., MATERIALS AND EQUIPMENT MUST MEET CITY OF MESA STANDARD REQUIREMENTS.
3. PLANT MATERIAL WILL BE MAINTAINED IN A FORMAL STATE.
4. THE PROJECT GEOTECHNICAL REPORT RECOMMENDS NOT PLANTING NEAR BUILDING FOUNDATION. THE PLANTING HAS LIMITED FOUNDATION PLANTING DUE TO THAT RECOMMENDATION.
5. INSTALL DECORPOSED GRANITE IN ALL PLANTING AREAS - INCLUDING CRIMSON STREET SIDEWALKS. THE GRANITE AND LANDSCAPE SETBACKS SHALL BE GRANITE TO BE 1/2" SCAFFOLD, COMPO - BY OWNER FROM SUBMITTED SAMPLES.