



2075 S. COTTONWOOD DR.
TEMPE, AZ 85282
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6/5/2018 10:47:40 PM - PLOT DATE

17009
SOUTHERN & STAPLEY TOWNHOMES

NEC OF STAPLEY DR. AND SOUTHERN AVE.
MESA, ARIZONA 85204
APN: 139-05-004V

DESCRIPTION DATE

SPR - REZONE
SUBMITTAL 06/05/18

LANDSCAPE SITE
PLAN

L011

PROJECT DATA

SITE:

PARCEL 1: 139-05-004V
TOTAL LOT AREA: 69,607 SF (1.6 ACRES)
EXISTING ZONING: LC
PROPOSED ZONING: RM-2 PAD
GENERAL PLAN: NEIGHBORHOODS / MIXED USE
ACTIVITY DISTRICT

BUILDING:

ALLOWABLE DWELLING UNITS/ACRE: 20 UNITS/ACRE - APPROX. 32 UNITS
NUMBER OF UNITS PROPOSED: 20 UNITS
TYPE OF CONSTRUCTION: V-A
UNIT SF: 1,300
BUILDING HEIGHT: (2 STORY) 30'-0"
BUILDING COVERAGE (50% MAX): 25%
OPEN SPACE REQUIRED (175 SF/UNIT): 3,500 SF
OPEN SPACE PROVIDED: 51,607 SF

PARKING:

GARAGE PARKING: 2 STALLS PER UNIT - 40 STALLS
GUEST PARKING: 10 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	
	Lilly of the Nile <i>Agapanthus africanus</i>	1 GALLON	
	Variegated Smooth Agave <i>Agave desmettiana</i> 'Variegata'	5 GALLON	
ACCENTS			
	Parry Agave <i>Agave parryi</i>	5 GALLON	
	Damianita <i>Chrysactiana mexicana</i>	1 GALLON	
	Tuttlei Natal Plum <i>Carissa macrocarpa</i> 'Tuttlei'	5 GALLON	
	Yellow Dot <i>Wedelia trilobata</i>	5 GALLON	
	Trailing Lantana <i>Lantana montevidensis</i>	5 GALLON	
GROUNDCOVERS & VINES			
	Katie Ruellia <i>Ruellia brittoniana</i> 'Katie'	5 GALLON	
	Star Jasmine <i>Trachelospermum jasminoides</i>	5 GALLON	

NOTES:
1. PROVIDE AN UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM. IRRIGATE ALL PLANTED AREAS INCLUDING PLANTERS, POTS, AND PARKING LOT ISLANDS.
2. CONTRACTOR TO PROVIDE IRRIGATION LAYOUT PLAN FOR REVIEW AND APPROVAL BY OWNER. WHEN IRRIGATION IS IN THE R.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 FOUNDATIONS - THIS PLAN HAS LIMITED FOUNDATION PLANTING DUE TO THAT RECOMMENDATION.
5. INSTALL DECOMPOSED GRANITE IN ALL PLANTING AREAS - INCLUDING CRISMON STREET FRONTAGE TO THE 15' LANDSCAPE SETBACK LINE. DECOMPOSED GRANITE TO BE 1/2" SCREENED. COLOR - BY OWNER FROM SUBMITTED SAMPLES.



1 LANDSCAPE PLAN
1/16" = 1'-0"