

LANDSCAPE LEGEND

ALL TREES TO MEET OR EXCEED A.N.A. SPECIFICATIONS (U.O.N. - UNLESS OTHERWISE NOTED)

TREES	SIZE	QTY:
Chilopsis linearis 'Art'	15 Gallon U.O.N	04
Seedless Desert Willow Multi-Trunk	24" Box	03
Parkinsonia AZT Hybird Palo Brea	24" Box	02
AZT Palo Brea	Low Breaking	
Caesalpinia mexicana	36" Box	02
Mexican Bird of Paradise	Multi-Trunk	

SHRUBS / ACCENTS / VINES	SIZE	QTY:
Hesperaloe parviflora "Perba"	5 Gallon	31
Brake Light Red Yucca		
Leucophyllum frutescens 'Compacta'	5 Gallon	21
Compact Texas Sage		
Agave murpheyi	5 Gallon	16
Murphy's Agave		
Caesalpinia mexicana	5 Gallon	19
Mexican Bird of Paradise		
Callistemon viminalis " Little John"	5 Gallon	44
Little John Bottlebrush		
Bougainvillea 'Barbara Karst'	5 Gallon	07
Staked Bougainvillea 'espalier to screen'		
Dodonaea viscosa	5 Gallon	09
Green Hopseed Bush		
Senna nemophila	5 Gallon	19
Desert Senna		
Acacia redolens 'Desert Carpet' tm	5 Gallon	06
Desert Carpet tm Acacia		

GROUNDCOVERS	SIZE	QTY:
Lantana montevidensis	1 Gallon	19
Gold mound		
Decomposed Granite-1/2" Screened Arizona Gold		
2" min thickness in all landscape areas		
Submit samples to Landscape Architect		
Rip-Rap 3" - 6" Express Carmel		
3" min thickness in all landscape areas		
Submit samples to Landscape Architect		

LOCATION	TREES		SHRUBS	
	REQUIRED	FURNISHED	REQUIRED	FURNISHED
NORTH EXISTING				
1 TREE / PER 25 L.F.T.	N/A	N/A		
2 SHRUBS / PER 25 L.F.T.			N/A	N/A
EAST EXISTING				
Recker Road				
1 TREE / PER 25 L.F.T.	N/A	N/A		
2 SHRUBS / PER 25 L.F.T.			N/A	N/A
SOUTH EXISTING				
Longbow Parkway				
1 TREE / PER 25 L.F.T.	N/A	N/A		
2 SHRUBS / PER 25 L.F.T.			N/A	N/A
WEST EXISTING				
Private Drive N/A				
1 TREE / PER 25 L.F.T.	N/A	N/A		
2 SHRUBS / PER 25 L.F.T.			N/A	N/A
PARKING LOT				
1 TREE / PER 15' ISLAND	5	5		
3 SHRUBS / PER 15' ISLAND			15	15
FOUNDATION PLANTING				
1 TREE / PER 50 L.F.T.	4	4	N/A	N/A
TOTAL REQRD/FRNSHD	135	146	50%	50%
SIZE REQRD/FURNISHED				
TREES				
36" BOX MIN 10%	1	2		
24" BOX MIN 50%	5	5		
15 GAL	3	4		
5 GAL	0	0		
Date Palms	0	0		
TOTAL TREES	8	11		
SHRUBS				
15 GAL or Larger			0	0
5 GAL			15 + 50%	172
1 GAL			0	19
POT/FLAT			0	0
Existing				
TOTAL SHRUBS			15 + 50%	191

EXISTING LANDSCAPING AND IRRIGATION NOTES:

- SITE VERIFY ALL EXISTING CONDITIONS PRIOR TO BIDDING. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE LANDSCAPE ARCHITECT IMMEDIATELY.
- ALL PLANT MATERIAL DESIGNATED AS "EXISTING TO REMAIN" SHALL BE PROTECTED DURING ALL PHASES OF CONSTRUCTION. ANY TREE THAT DIES DUE TO LACK OF WATER, MAINTENANCE/CARE, NEGLECT OR VANDALISM SHALL BE REPLACED BY A LIKE TYPE TREE 48" BOX MINIMUM. ALL SHRUBS AND GROUNDCOVER SHALL BE REPLACED WITH 5 GALLON PLANTS. AT NO ADDITIONAL COST TO THE OWNER.
- LANDSCAPE AREAS DISTURBED BY NEW CONSTRUCTION SHALL BE REPAIRED WITH NEW DECOMPOSED GRANITE MATCHING EXISTING. BLEND ALL DISTURBED AREAS WITH UNDISTURBED SO THERE IS A SMOOTH TRANSITION BETWEEN ALL EDGES. REPLACE ALL DISTURBED, BROKEN OR DAMAGED HEADERS WITH MATCHING TYPE.
- ALL EXISTING PLANT MATERIAL AND ADJACENT PLANT MATERIAL SHALL HAVE UNINTERRUPTED WATERING DURING ALL PHASES OF CONSTRUCTION. THIS SHALL INCLUDE BUT NOT BE LIMITED TO; HAND WATERING, TEMPORARY ABOVE GROUND IRRIGATION, EXISTING SYSTEM ETC....
- EXISTING IRRIGATION SYSTEM SHALL BE PROTECTED, MAINTAINED AND REPAIRED DURING ALL PHASES OF CONSTRUCTION. IF THE EXISTING SYSTEM IS TIED INTO ADJACENT PROPERTIES. ALL EQUIPMENT SUCH AS MAINLINE, WIRES, LATERALS, HEADS, VALVES ETC... SHALL BE REPAIRED AND REPLACED TO MAINTAIN CONTINUOUS WATERING.
- PROVIDE NEW SCHEDULE 40 SLEEVES AT ALL NEW DRIVES (SEE SLEEVE SCHEDULE).
- ALL EXISTING TO REMAIN TREES AND SHRUBS, SHALL BE SELECTIVELY PRUNED PER LANDSCAPE ARCHITECTS DIRECTIONS, AND GUARANTEED 100% IRRIGATION COVERAGE DURING ALL CONSTRUCTION PHASES.
- ALL EXISTING SHRUBS WITHIN THE SIGHT DISTANCE LINES AND VISIBILITY TRIANGLES SHALL BE SELECTIVELY PRUNED TO A MAXIMUM HEIGHT OF 30".
- ALL EXISTING TREES WITHIN THE SIGHT DISTANCE LINES AND VISIBILITY TRIANGLES SHALL HAVE ITS CANOPY BE LIFTED TO A CLEAR HEIGHT OF 7'.
- LANDSCAPE CONTRACTOR SHALL BORE UNDER EXISTING SIDEWALK RATHER THAN SAW CUT TO PLACE NEW SLEEVES.
- L.C. AND G.C. ARE RESPONSIBLE FOR LOCATING ALL EXISTING IRRIGATION SLEEVES PRIOR TO SETTING ANY PAVERS AND/OR CONCRETE.

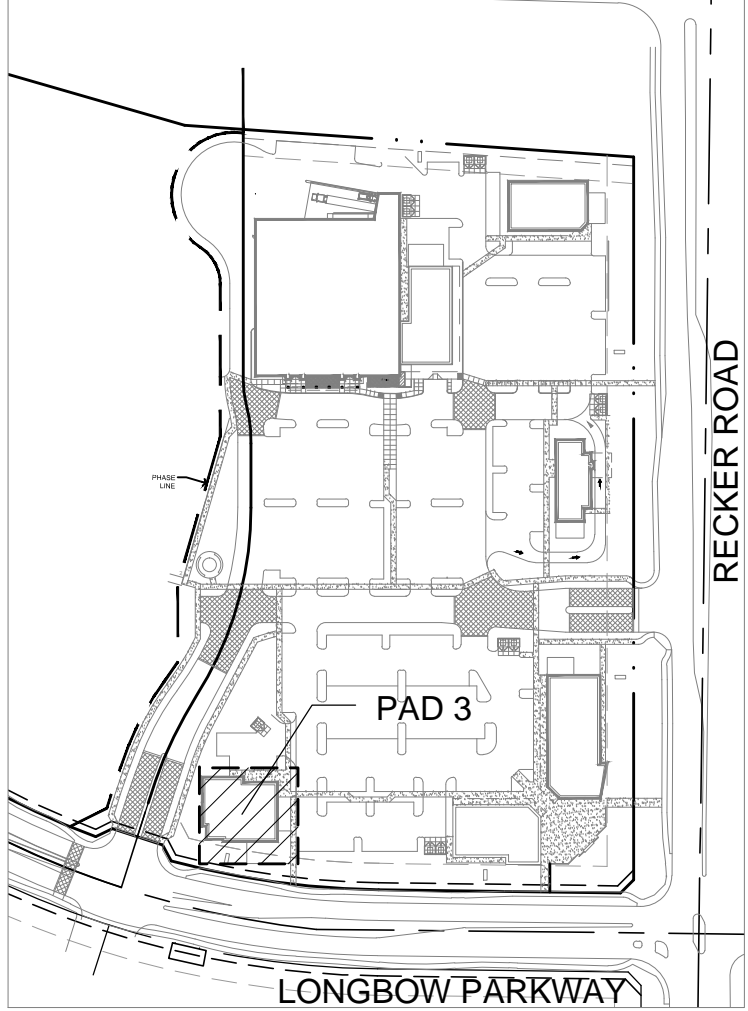
GRADING AND MOUNDING NOTES:

- LANDSCAPE ARCHITECT TO APPROVE ALL MOUNDING AND GRADES PRIOR TO PLANTING.
- ELEVATIONS AND LOCATIONS OF MOUNDING ARE APPROXIMATE AND MAY BE ADJUSTED IN THE FIELD AT THE LANDSCAPE ARCHITECT'S REQUEST PRIOR TO INSTALLATION.
- GRADING SHALL INCLUDE ALL EXCAVATION, SETTLEMENT, HANDLING, IMPORT, DISTRIBUTION, TRANSPORTATION, AND DISPOSAL NECESSARY TO BRING GROUND TO FINISH GRADE AS SHOWN ON THE PLANS.
- GENERAL CONTRACTOR TO PROVIDE FINISHED GRADES WITHIN 1/10 OF 1".
- FINISHED GRADE IN LANDSCAPE, GRANITE AND LAWN AREAS SHALL BE 1" BELOW ADJACENT HEADER, PAVING, CURBING, ETC.
- GENERAL CONTRACTOR IS TO PROVIDE ALL ROUGH GRADES FOR BERMS AND MOUNDS. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISHED GRADING OF BERMS, TO ESTABLISH VARIATIONS IN ELEVATIONS AND CONVEY A NATURAL AESTHETIC APPEARANCE.

GENERAL BUILDING FOUNDATION / IRRIGATION NOTES:

POSITIVE DRAINAGE NEEDS TO BE MAINTAINED FROM THE BUILDINGS EXTERIOR WALLS FOR A MINIMUM OF 10'. NO IRRIGATED LANDSCAPE MATERIALS WITHIN THE FIRST 3' NEXT TO THE BUILDING FOUNDATION. WITHIN 3'-5' OF THE BUILDING FOUNDATION ONLY LANDSCAPE MATERIALS THAT CAN BE IRRIGATED WITH A 1 GPH EMITTER ARE ALLOWED. ANY LANDSCAPE MATERIALS REQUIRING AN EMITTER GREATER THAN 1GPH, INCLUDING TURF SHALL BE A MINIMUM OF 5' FROM THE OUTSIDE FACE OF THE BUILDING FOUNDATION. ALL IRRIGATION LINES, OTHER THAN THOSE SUPPLYING INDIVIDUAL EMITTERS SHALL NOT BE PLACED WITHIN 5' OF THE BUILDING FOUNDATION.

"THE APPLICANT HEREBY REPRESENTS THAT THESE CONSTRUCTION DOCUMENTS COMPLY WITH ALL ZONING APPROVALS, DESIGN REVIEW BOARD APPROVALS, BUILDING AND ENGINEERING STANDARDS AND ALL APPLICABLE REQUIREMENTS OF THE MESA CITY CODE. THE APPLICANT ACKNOWLEDGES AND AGREES ANY DEVIATION FROM OR FAILURE TO COMPLY WITH THE REQUIREMENTS OF ANY SUCH APPROVAL OR STANDARD WILL RESULT IN THE DENIAL OF CERTIFICATE OF OCCUPANCY AND MAY RESULT IN ADDITIONAL PENALTIES AND/OR ENFORCEMENT ACTIONS AS PROVIDED IN THE MESA ZONING AND BUILDING CODES. APPROVAL OF THE CONSTRUCTION DOCUMENTS SHALL NOT IMPLY APPROVAL OF ANY DEVIATION FROM THE PLANS APPROVED AND STIPULATED BY DESIGN REVIEW BOARD, PLANNING AND ZONING BOARD, AND CITY COUNCIL, OR FROM BUILDING AND ENGINEERING STANDARDS.



ADDRESS: 5910 E LONGBOW PKWY

PROJECT DATA

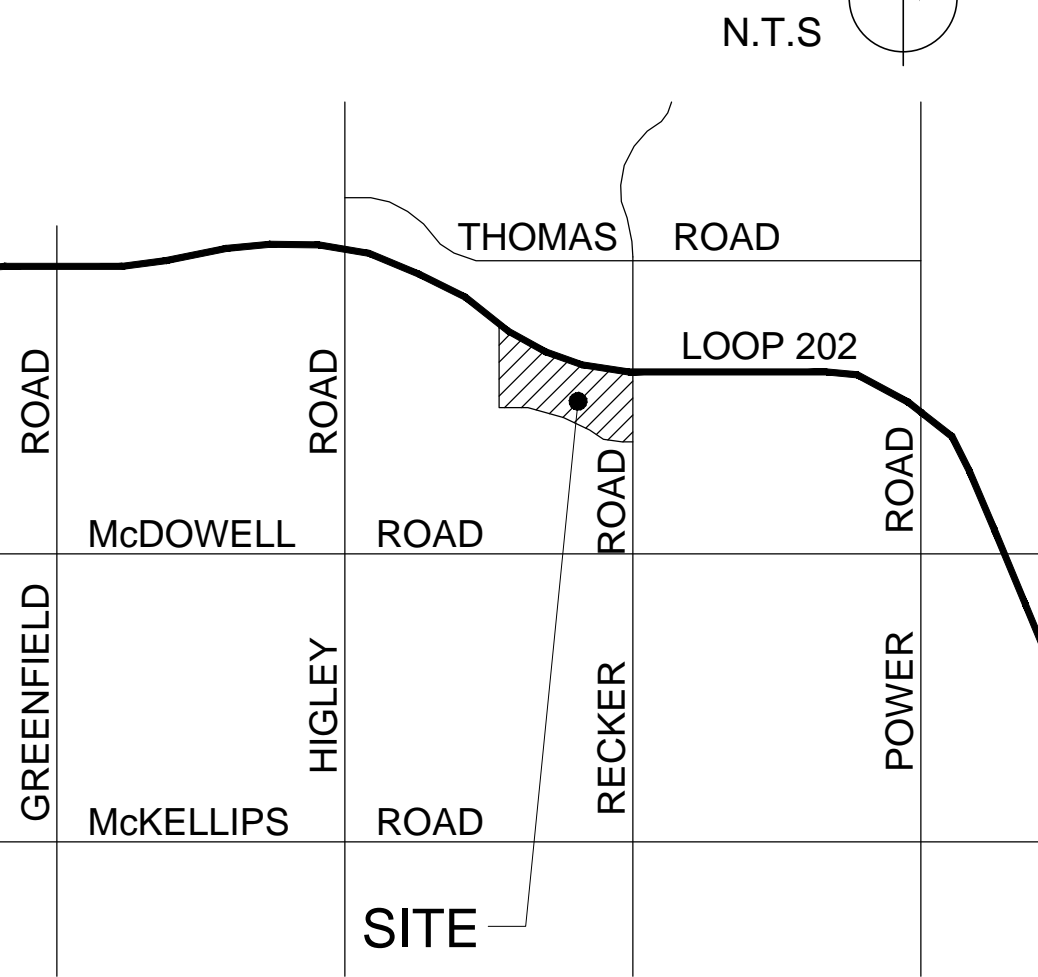
Zoning:	LC
APN#:	141-41-009
Gross Site Area:	493,348 S.F. (11.3 AC.)
Phase Site Area:	435,525 S.F. (10.0 AC.)
Net Site Area:	395,862 S.F. (9.1 AC.)
Building Area:	66,402 S.F.
Coverage:	16.1%
Proposed Building Height:	36 feet max.

Parking Required	
Major 1 = 30,000 S.F.	
(General Retail 30,000/375 S.F.)	80 Spaces
P1 = 4,273 S.F.	
(Medical/Dental 4,273/200 S.F.)	22 Spaces
P3 = 3,200 S.F.	
(Restaurant 3,200/75 S.F.)	43 Spaces
P2 = 3,867 S.F.	
(Restaurant w/drive thru 3,867/100 S.F.)	39 Spaces
Shops A & B = 15,012 S.F.	
(40% Restaurant 6,005/75 S.F.)	80 Spaces
(60% General Retail 9,007/375 S.F.)	24 Spaces
Shops C = 6,050 S.F.	
(Restaurant 2,000/75 S.F.)	27 Spaces
(General Retail 4,050/375 S.F.)	11 Spaces
Shops A-C, P3 = 4,000 S.F. (Patio Area)	
(Outdoor Seating 4,000/200 S.F.)	20 Spaces
Total Parking Required:	346 Spaces
Maximum Parking Allowed (125% of Req.):	454 Spaces
Parking Provided:	372 Spaces
ADA Parking Required:	8 Spaces
ADA Parking Provided:	17 Spaces
Parking Ratio:	6.4 / 1,000 S.F.

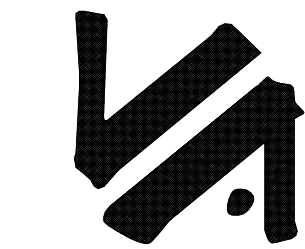
PROJECT TEAM

Developer	Architect
Kitchell Development	Butler Design Group
1707 E. Highland	5017 E. Washington St. Ste 107
Phoenix, Arizona 85016	Phoenix, Arizona 85034
Contact: Violet Thornton	Contact: Clay Chiappini
Ph: (602) 264-4411	Ph: (602) 957-1800

VICINITY MAP



PLS.01



LASKIN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
67 E. Weldon Ave.
Suite 230
Phoenix, Arizona 85012
p (602) 840-7771
f (602) 840-8021
www.laskindesign.com



Butler Design Group, Inc
architects & planners

Case Number: PRS19-00023

2019-04-01

15069.500_Lease_Site

LONGBOW
MARKETPLACE

3218 North Recker Road
Mesa, Arizona