

CONCEPTUAL LANDSCAPE PLAN

THE UNION AT RIVERVIEW MESA, ARIZONA

OWNER

LINCOLN PROPERTY COMPANY COMMERCIAL
3131 E. CAMELBACK ROAD
SUITE 318
PHOENIX, ARIZONA 85016
CONTACT NAME: DOUGLAS KLOCKE
PHONE: (602) 912-8888
DKLOCKE@LPC.COM

LANDSCAPE ARCHITECTURE

THE DESIGN ELEMENT, PLLC
2211 EAST HIGHLAND AVENUE
SUITE 120
PHOENIX, ARIZONA 85016
CONTACT NAME: MARC BEYER
PHONE: (602) 244-1970
MARCB@TDE.DESIGN

ARCHITECT

DAVIS
74 EAST RIO SALADO PARKWAY
SUITE 200
TEMPE, ARIZONA 85281
CONTACT: BUCK YEE 480-638-1100
BYEE@THEDAVISEXPERIENCE.COM

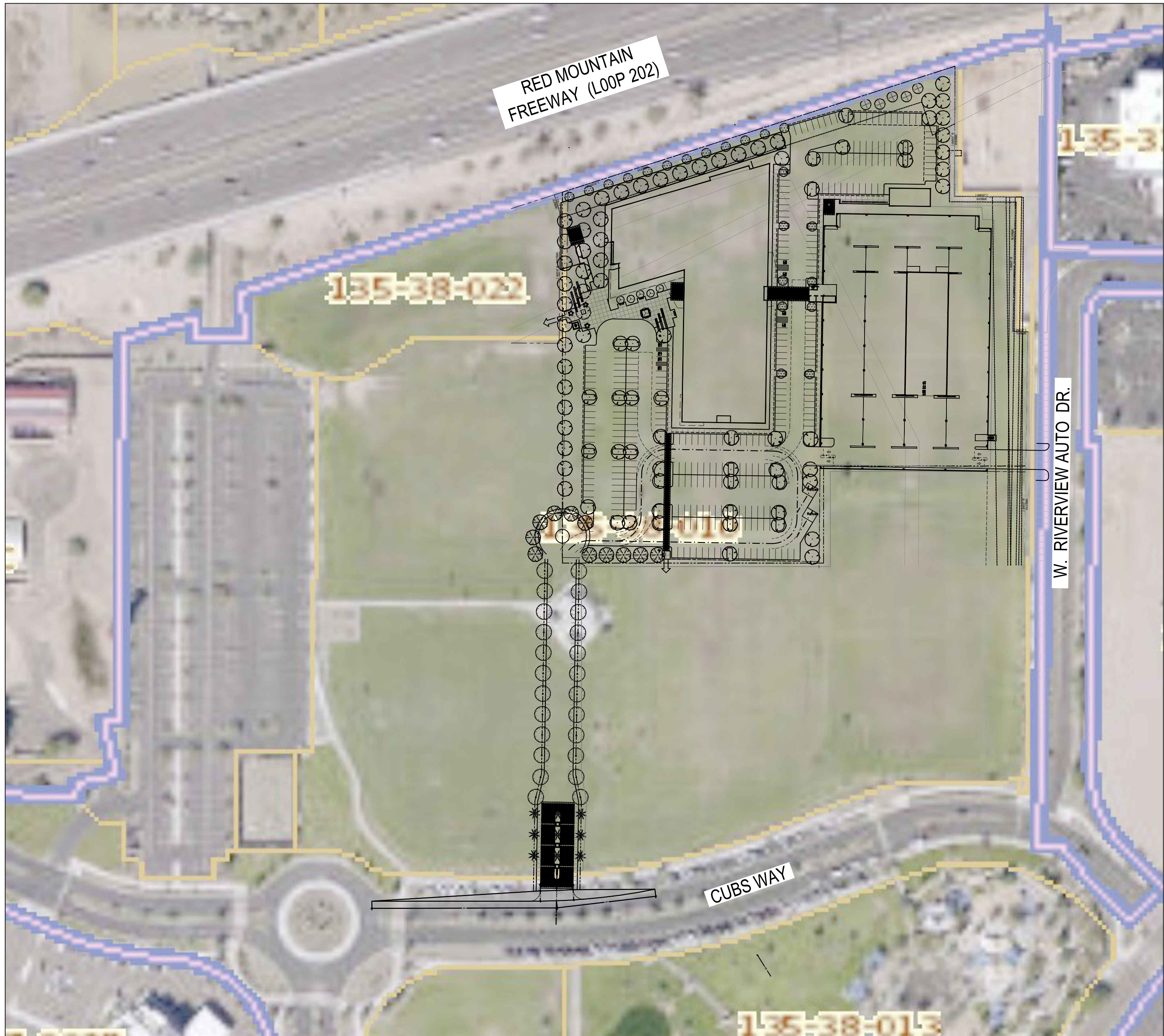
CITY OF MESA LANDSCAPE GENERAL NOTES

- LANDSCAPE PLANS FOR THIS PROJECT FOLLOW THE CHAPTER 15 LANDSCAPING AND SCREENING REGULATIONS (OLD).
- ALL LANDSCAPE AREAS TO RECEIVE 2" LAYER DECOMPOSED GRANITE.
- ALL LANDSCAPE AREA TO BE WATERED BY UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.
- THE HEIGHTS AND CALIPERS SHALL COMPLY WITH ARIZONIA NURSERY ASSOCIATION SPECIFICATIONS FOR THAT SIZE AND TYPE OF TREE.
- REQUIRED SHRUBS SHALL HAVE A MATURE GROWTH HEIGHT OF 18" AT LEAST 50% OF REQUIRE SHRUBS SHALL BE 5 GALLON SIZE.
- THE BACKFLOW PREVENTION ASSEMBLY SHALL BE TESTED AND APPROVED BY A CERTIFIED TECHNICIAN DESIGNATED IN THE CURRENT CITY OF MESA LIST THE APPROVED INSPECTORS PRIOR TO THE REQUEST FOR FINAL INSPECTION".
- THE REQUIRED BACKFLOW PREVENTION ASSEMBLY SHALL BE MANUFACTURER AND MODEL NUMBER DESIGNATED IN THE CURRENT CITY OF MESA LIST OF APPROVED BACKFLOW PREVENTION ASSEMBLIES".
- ALL WORK WILL BE DONE UNDER SEPARATE PERMIT FOR SIGNS.
- THE PROPERTY OWNER AND/OR LESSEE SHALL MAINTAIN ALL LANDSCAPE MATERIALS AND LANDSCAPED AREAS IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.
- LACK OF MAINTENANCE AS ABOVE DESCRIBED, SHALL CONSTITUTE A VIOLATION OF THIS ORDINANCE. THE PROPERTY OWNER AND/OR OCCUPANT OR LESSEE SHALL BE HELD JOINTLY AND SEVERALLY LIABLE FOR ANY INFRACTION OF THE REQUIREMENNTS SET FORTH IN THIS CHAPTER.
- THAT ALL TREES AND SHRUBS LOCATED IN LINE-OF-SIGHT WILL BE MAINTAINED TO A CLEAR AREA BETWEEN OF 3' TO 7".
- RIP-RAP MUST BE ON NATURAL MATERIALS MATCHING D.G COLORS CONCRETE OR GUNITE MUST BE COLORED TO MATCH D.G. COLOR.
- TREES SHALL BE PLANTED @ LEAST 20' AWAY FROM ANY STREET LIGHT POLE OR LOCATION. SHRUBS SHALL BE PLANTED @ LEAST 7' FEET AWAY FROM ANY STREET LIGHT POLE OR LCC.

PLANT MATERIAL SIZE REQUIREMENTS

- TREES.
- A MINIMUM OF 25 PERCENT OF THE TOTAL REQUIRED TREES SHALL BE 36-INCH OR LARGER BOX TREES.
 - A MINIMUM OF 50 PERCENT OF THE TOTAL REQUIRED TREES SHALL BE 24-INCH BOX TREES.
 - NO TREES SHALL BE SMALLER THAN 15-GALLON SIZE.
 - WHEN LOCATED IN FRONT OF BUILDINGS THAT COULD CONTAIN COMMERCIAL SIGNAGE, INSTALL TREES THAT BRANCH AT SUFFICIENT HEIGHT TO ALLOW PEOPLE TO SEE THE SIGNAGE BEYOND THE TREE.
- SHRUBS.
- A MINIMUM OF 50 PERCENT OF THE TOTAL REQUIRED SHRUBS SHALL BE 5-GALLON SIZE OR LARGER.
 - NO SHRUBS SHALL BE LESS THAN ONE (1)-GALLON SIZE.

RIVERVIEW PARK OVERALL SITE VIEW



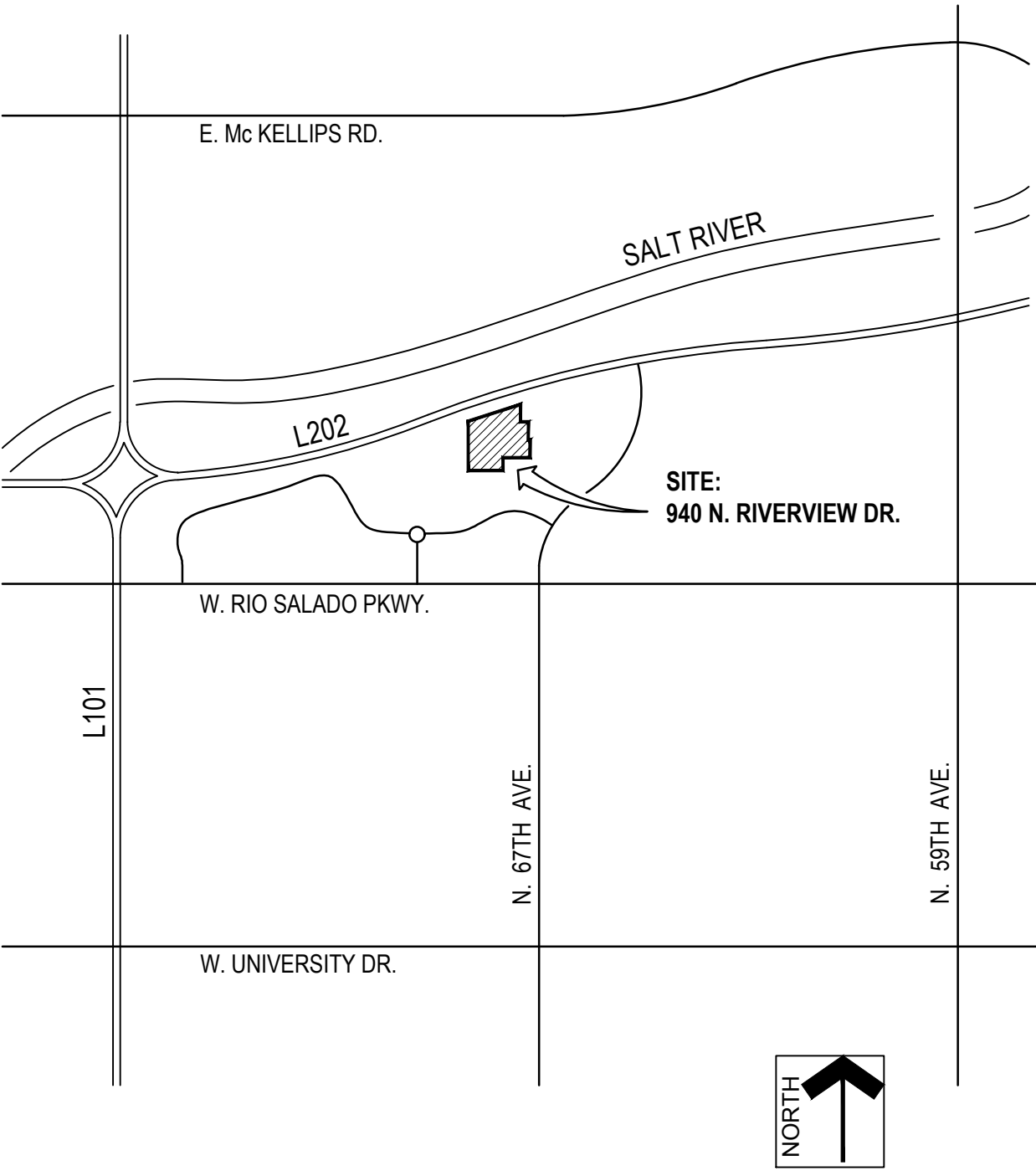
SCALE: 1" = 100'-0"



PROJECT DATA

LANDSCAPE PLANTING MINIMUM STANDARDS:
REQUIRED
(1) TREE PER 50' OF EXTERIOR WALL LENGTH OF BUILDING
1203 TOTAL LINEAR FOOTAGE
1203 / 50 = 25 TREES MIN., SIZE TO BE 24" BOX MIN. (10% = 36" BOX OR GREATER)
(22) 24" BOX
(3) 36" BOX OR GREATER
REQUIRED
(1) TREE AND 3 SHRUB PER PARKING ISLAND
50 TOTAL PARKING ISLANDS
(50) 24" BOX TREES AT PARKING
(150) 5 GAL. SHRUBS AT PARKING
PROVIDED
25 TREES MIN. WITHIN 30 FEET OF BUILDINGS.

VICINITY MAP



SHEET INDEX

- L1.0 COVER SHEET
L1.1 PLANTING & KEYNOTES

the design element
landscape architecture

the design element, pllc
2211 east highland avenue
suite 120
phoenix, arizona 85016
ph 602.244.1970
fax 602.244.1971
www.tde.design

REGISTERED LANDSCAPE ARCHITECT
31270
MARC F. LANGE
5-20-19
ARIZONA, U.S.A.

EXPIRES 3.31.2021

THE UNION AT RIVERVIEW
940 N RIVERVIEW AUTO DR MESA 85201

PROJECT NUMBER: 18031

ISSUED FOR:
CONCEPTUAL LANDSCAPE PLAN

ISSUED DATE:
5 / 20 / 2019

DRAWN BY: JP REVIEWED BY: MB



REVISIONS:

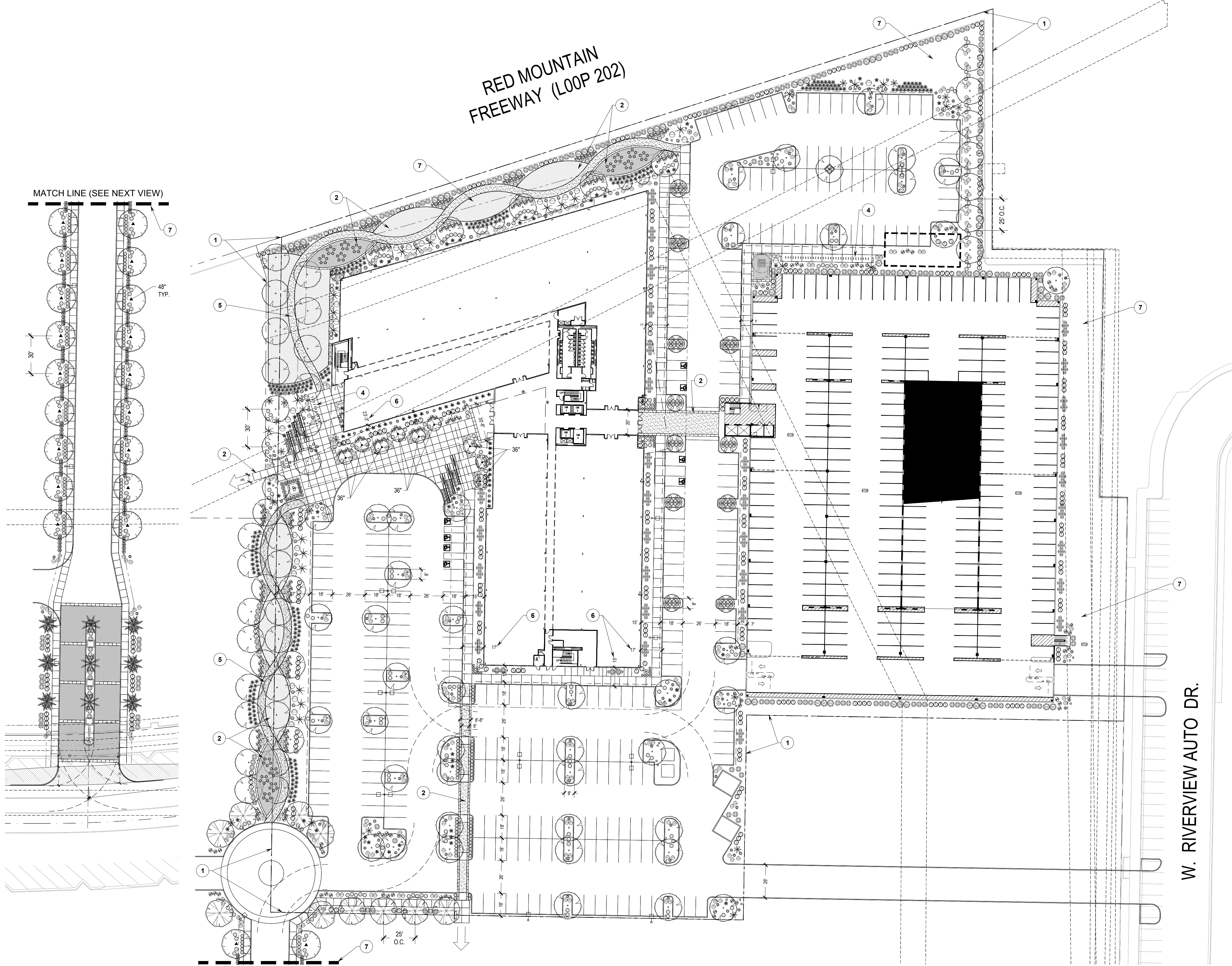
#	date	description

SHEET NAME:

CONCEPTUAL
LANDSCAPE

SHEET NUMBER:

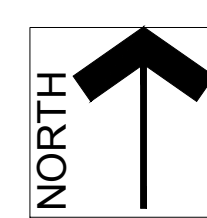
L1.0 - DR



CONCEPTUAL
ENTRY DRIVE

CONCEPTUAL
LANDSCAPE DESIGN

SCALE: 1" = 40'-0"



PLANT MATERIALS LEGEND				
SYM	PLANT NAME	SIZE	QTY	REMARKS
TREES				
	Bauhinia congesta	24" BOX	-	-
	Fraxinus uhdei	24" BOX	-	-
	Shamel Ash	(OR PER PLAN)	-	-
	Phoenix dactylifera	15' CLEAR TRUNK	-	-
	Pyrus kawakamii	24" BOX	-	-
	Evergreen Pear	24" BOX	-	-
	Sophora secundiflora	24" BOX	-	-
	Texas Mountain Laurel	(OR PER PLAN)	-	-
	Quercus virginiana	24" BOX	-	-
	Southern Live Oak	(OR PER PLAN)	-	-
	Ulmus parvifolia	24" BOX	-	-
	Allee Evergreen Elm	(OR PER PLAN)	-	-
SHRUBS				
	Callistemon 'Little John'	5 GAL.	-	-
	Bottlebrush	5 GAL.	-	-
	Justicia spicigera	5 GAL.	-	-
	Mexican Honeysuckle	5 GAL.	-	-
	Olea europaea 'Montra'	5 GAL.	-	-
	Dwarf Olive	5 GAL.	-	-
	Myrtus communis 'Compacta'	5 GAL.	-	-
	Compact Myrtle	5 GAL.	-	-
	Ruellia peninsularis	5 GAL.	-	-
	Desert Ruellia	5 GAL.	-	-
	Tecoma x Lydia - Yellow	5 GAL.	-	-
	Tecoma X. Orange Jubilee	5 GAL.	-	-
	Tetrameuris acutis	5 GAL.	-	-
	Angelita Daisy	5 GAL.	-	-
GROUND COVER				
	Lantana X New Gold Lantana	1 GAL.	-	-
	Sphagnetocola trilobata	1 GAL.	-	-
	(Wedelia) Yellow Dot	1 GAL.	-	-
GRASSES				
	Muhlenbergia rigens	5 GAL.	-	-
	Deer Grass	5 GAL.	-	-
	Pennisetum setaceum	5 GAL.	-	-
	Rubrum - Purple Fountain Grass	5 GAL.	-	-
ACCENT				
	Agave desmetiana	5 GAL.	-	-
	Smooth Agave	5 GAL.	-	-
	Agave geminiflora	5 GAL.	-	-
	Twin-flowered Agave	5 GAL.	-	-
	Agave americana	5 GAL.	-	-
	Century Plant	5 GAL.	-	-
	Aloe Hybrid	5 GAL.	-	-
	Blue Elf Aloe	5 GAL.	-	-
	Echinocactus grusonii	5 GAL.	-	-
	Golden Barrel	5 GAL.	-	-
	Euphorbia antisiphilitica	5 GAL.	-	-
	Candelilla	5 GAL.	-	-
	Fouquieria splendens	BARE ROOT (12 CANES MIN.)	-	-
	Ocotillo	5 GAL.	-	-
	Hesperaloe parviflora	5 GAL.	-	-
	Red Yucca	5 GAL.	-	-
	Pedilanthus macrocarpus	5 GAL.	-	-
	Lady's Slipper	3' MIN.	-	-
	Stenocereus marginata	3' MIN.	-	-
	Mexican Fence Post	3' MIN.	-	-
INERTS				
SYM.	DESCRIPTION			
	1/4" Steel Header			
	Granite Cobble	- SF	3" TO 8" RIP-RAP	
	Color: Match Adjacent	- SF	1" Screened	
	Granite Groundcover	- SF	2" Min. Depth	
	Color: Match Adjacent	- SF	2" Min. Depth	
(TYPICAL FINISH SURFACE IN ALL PLANTING AREAS - PROVIDE SAMPLE TO OWNER FOR WRITTEN APPROVAL PRIOR TO ORDERING MATERIALS)				

- KEYNOTES**
- 1 PROPERTY LINE
 - 2 PEDESTRIAN CONNECTION / ENHANCED PAVING
 - 3 AMENITY AREA
 - 4 BIKE RACK LOCATION
 - 5 STABILIZED DECOMPOSED GRANITE PATH
 - 6 FOUNDATION BASE DIMENSION
 - 7 EASEMENT LOCATION PER CIVIL
 - 8 VIEW MATCH LINE

DATA

BUILDING SQUARE FOOTAGE = 230,000 SF
OPEN SPACE = 40,156 SF

the design element
landscape architecture

the design element, pllc
2211 east highland avenue
suite 120
phoenix, arizona 85016
ph 602.244.1970
fax 602.244.1971
www.tde.design

REGISTERED LANDSCAPE ARCHITECT
31270
MARC F. LANGE
6-24-19
2019
EXPIRES 3.31.2021

THE UNION AT RIVERVIEW
940 N RIVERVIEW AUTO DR MESA 85201

PROJECT NUMBER: 18031

ISSUED FOR:
DESIGN REVIEW

ISSUED DATE:
6 / 24 / 2019

DRAWN BY: JP REVIEWED BY: MB

Know what's below.
Call 811 or click Arizona811.com
before you dig.

REVISIONS:		
#	date	description

SHEET NAME:
**CONCEPTUAL
LANDSCAPE**
SHEET NUMBER:
L1.1 - DR