

FILE: \\Volumes\Landscapes\Alliance Residential\Broadstone Dobson Ranch\Rezone-ORB\_Submittal\BS\_Dobson - CLS.dwg USER: collaborative DATE: Jul, 10 2019 TIME: 03:44 pm



### CITY OF MESA LS REQUIREMENTS

|                                | REQUIRED                                    | PROVIDED |
|--------------------------------|---------------------------------------------|----------|
| RIGHT OF WAY (DOBSON RD.)      | 1 Tree/6 Shrub per 25 LF (And 50% Coverage) |          |
| TREES                          | 31                                          | 32       |
| SHRUBS                         | 186                                         | 193      |
| RIGHT OF WAY (ISABELLA AVE.)   | 1 Tree/4 Shrub per 25 LF (And 50% Coverage) |          |
| TREES                          | 22                                          | 28       |
| SHRUBS                         | 88                                          | 94       |
| PARKING LOT ISLAND             | 1 Tree/3 Shrub per Island                   |          |
| TREES                          | 17                                          | 24       |
| SHRUBS                         | 51                                          | 65       |
| PARKING LOT MEDIAN             | 1 Tree/6 Shrub per 8 Spaces                 |          |
| TREES                          | 23                                          | 28       |
| SHRUBS                         | 138                                         | 142      |
| NON-SINGLE RESIDENCE PERIMETER | 3 Tree/20 Shrub per 100 LF                  |          |
| TREES                          | 18                                          | 20       |
| SHRUBS                         | 116                                         | 125      |

#### NOTES

- 25% OR TREES REQUIRED IN ROW SHOULD BE 36" BOX OR LARGER, WITH A MINIMUM OF 50% OF REQUIRED TREES BEING 24" BOX. NO TREES SMALLER THAN 15 GALLON.
  - 10% OF TREES REQUIRED IN PARKING ISLANDS & FOUNDATION PLANTING AREAS NEED TO BE 36" BOX WITH THE BALANCE BEING AT LEAST 24" BOX
  - 50% OF TREES REQUIRED IN PERIMETER LANDSCAPE AREAS TO BE 24" BOX WITH THE BALANCE BEING 15 GALLON.
  - 50% OF ALL REQUIRED SHRUBS TO BE 5 GALLON WITH NO SHRUBS LESS THAN 1 GALLON.
- Additional Note:  
\*(2) ADDITIONAL 24" BOX TREES SUBSTITUTED FOR (4) 15 GALLON TREES  
\*(3) 24" BOX SUBSTITUTED FOR (6) 15 GALLON TREES

### CONCEPTUAL GENERAL NOTES

- CONCEPTUAL LANDSCAPE PLAN IS SCHEMATIC IN NATURE. AT THE TIME OF LANDSCAPE CONSTRUCTION DRAWINGS ACTUAL LOCATIONS, QUANTITIES, SIZES, AND SPECIES SHALL BE DETERMINED AND WILL BE PER CITY CODES.
- ALL TREES USED WITHIN THIS PROJECT SHALL BE NURSERY GROWN. EXACT LOCATIONS AND QUANTITIES SHALL BE DETERMINED ON LANDSCAPE CONSTRUCTION DRAWINGS. ALL EXISTING TREES SHALL BE PROTECTED DURING CONSTRUCTION.
- ALL LANDSCAPE AREAS SHALL RECEIVE AN AUTOMATIC IRRIGATION SYSTEM.
- ALL PLANT MATERIAL SHALL BE INSTALLED PER CITY REQUIREMENTS. PLANT MATERIAL INSTALLED WITHIN SIGHT DISTANCE TRIANGLES SHALL BE OF A SPECIES THAT DOES NOT GROW TO A HEIGHT OF MORE THAN 30" AND SHALL BE MAINTAINED PER CITY REQUIREMENTS.
- ALL NON-TURF AREAS SHALL RECEIVE A 2" DEPTH OF DECOMPOSED GRANITE.
- THE RETENTION SHOWN ON THE PLANS IS CONCEPTUAL IN NATURE. REFER TO THE ENGINEERING PLANS FOR ACTUAL GRADING AND DRAINAGE CONFIGURATIONS.
- ALL EARTHWORK WILL BE DONE TO DRAIN AWAY FROM SIDEWALKS AND STRUCTURES.
- FINAL SITE PLAN CONFIGURATION MAY VARY AT THE TIME OF FINAL PLAT APPROVAL.
- ADDITIONAL PLANT MATERIAL MAY BE INTRODUCED AS DIFFERENT VARIETIES BECOME AVAILABLE THROUGH LOCAL NURSERIES AND IF THEY ARE CONSISTENT WITH THE OVERALL THEME OF THIS PROJECT.
- SVT LOCATIONS WILL BE ADDRESSED ON THE FINAL PLAT. ALL LANDSCAPE ELEMENTS WILL COMPLY WITH MESA CITY CODE FOR SVTs.

### PLANT LEGEND

| BOTANICAL NAME                                                                                                   | COMMON NAME               | PLANTING SIZE | QTY | COMMENTS                    |
|------------------------------------------------------------------------------------------------------------------|---------------------------|---------------|-----|-----------------------------|
| TREES                                                                                                            |                           |               |     |                             |
| Acacia salicina                                                                                                  | Willow Acacia             | 36" Box       | 36  | Standard Trunk Dense Canopy |
| Caesalpinia gilliesii                                                                                            | Yellow Bird of Paradise   | 24" Box       | 35  | Multi - Trunk Dense Canopy  |
| Cercidium hybrid 'Desert Museum'                                                                                 | Desert Museum Palo Verde  | 36" Box       | 21  | Multi - Trunk Dense Canopy  |
| Chamaerops humilis                                                                                               | Mediterranean Fan Palm    | 24" Box       | 0   | Multi - Trunk Dense Canopy  |
| Chitalpa tashkentensis                                                                                           | Chitalpa                  | 24" Box       | 39  | Standard Trunk Dense Canopy |
| Chiopsis linearis 'SUNLOFT'                                                                                      | Desert Diva Desert Willow | 24" Box       | 14  | Standard Trunk Dense Canopy |
| Ficus M. Nitida 'Column'                                                                                         | Columnar Ficus            | 15 Gal.       | 32  | Standard Trunk Dense Canopy |
| Fraxinus 'Fan West'                                                                                              | Fan West Ash              | 24" Box       | 52  | Standard Trunk Dense Canopy |
| Phoenix dactylifera                                                                                              | Date Palm                 | 18' C.T.H.    | 36  | Size Per Plan Diamond Cut   |
| Tabebuia species                                                                                                 | Pink Trumpet Tree         | 36" Box       | 4   | Standard Trunk Dense Canopy |
| Quercus virginiana 'Empire'                                                                                      | Southern Live Oak         | 24" Box       | 31  | Standard Trunk Dense Canopy |
| Washingtonia filifera                                                                                            | California Fan Palm       | 18' C.T.H.    | 12  | Size Per Plan Skinned       |
| Pistacia x 'Red Rush'                                                                                            | Red Rush Pistache         | 36" Box       | 10  | Standard Trunk Dense Canopy |
| ACCENTS/VINES                                                                                                    |                           |               |     |                             |
| Aloe barbadensis                                                                                                 | Medicinal Aloe            | 5 Gal.        | 25  | As Per Plan                 |
| Agave desmettiana                                                                                                | Smooth Agave              | 5 Gal.        | 25  | As Per Plan                 |
| Bougainvillea                                                                                                    | Vine Bougainvillea        | 5 Gal.        | 21  | As Per Plan                 |
| Bougainvillea 'Barbara Karst'                                                                                    | Torch Glow Bougainvillea  | 5 Gal.        | 25  | As Per Plan                 |
| Cycas revoluta                                                                                                   | Sago Palm                 | 5 Gal.        | 22  | As Per Plan                 |
| Dasyllirion acrotrichum                                                                                          | Green Spoon               | 5 Gal.        | 15  | As Per Plan                 |
| Yucca filamentosa 'Bright Edge'                                                                                  | Bright Edge Yucca         | 5 Gal.        | 36  | As Per Plan                 |
| Ficus pumila                                                                                                     | Creeping Fig Vine         | 5 Gal.        | 25  | As Per Plan                 |
| Dasyllirion quadrangulatum                                                                                       | Toothless Spoon           | 5 Gal.        | 30  | As Per Plan                 |
| Hesperaloe parviflora                                                                                            | Brakelights Red Yucca     | 5 Gal.        | 45  | As Per Plan                 |
| Pedilanthus macrocarpus                                                                                          | Lady Slipper Plant        | 5 Gal.        | 25  | As Per Plan                 |
| Podramea ricasoliana                                                                                             | Pink Trumpet Vine         | 5 Gal.        | 20  | As Per Plan                 |
| Rosa banksiae                                                                                                    | Lady Banks Rose           | 5 Gal.        | 14  | As Per Plan                 |
| Strelitzia reginae                                                                                               | Tropical Bird of Paradise | 5 Gal.        | 25  | As Per Plan                 |
| SHRUBS                                                                                                           |                           |               |     |                             |
| Caesalpinia gilliesii                                                                                            | Yellow Bird of Paradise   | 24" Box       | 45  | As Per Plan                 |
| Ruellia equisetiformis                                                                                           | Coral Fountain            | 5 Gal.        | 62  | As Per Plan                 |
| Dodonaea viscosa 'Purpurea'                                                                                      | Purple Hopseed Bush       | 5 Gal.        | 80  | As Per Plan                 |
| Eremophila hygrophana                                                                                            | Blue Bella                | 5 Gal.        | 34  | As Per Plan                 |
| Hibiscus rosa-sinensis                                                                                           | Dwarf Hibiscus            | 5 Gal.        | 30  | As Per Plan                 |
| Ruellia peninsularis                                                                                             | Baja Ruellia              | 5 Gal.        | 28  | As Per Plan                 |
| Tecoma hybrid 'Bells of Fire'                                                                                    | Bells of Fire             | 5 Gal.        | 20  | As Per Plan                 |
| Tecoma stans                                                                                                     | Yellow Bells              | 5 Gal.        | 25  | As Per Plan                 |
| Tecoma stans 'Orange Jubilee'                                                                                    | Orange Jubilee            | 5 Gal.        | 22  | As Per Plan                 |
| GROUND COVERS                                                                                                    |                           |               |     |                             |
| Bougainvillea 'Alexandra'                                                                                        | 'Alexandra' Bougainvillea | 1 Gal.        | 36  | As Per Plan                 |
| Lantana hybrid 'Bandara'                                                                                         | Red Lantana               | 1 Gal.        | 85  | As Per Plan                 |
| Lantana hybrid 'New Gold'                                                                                        | New Gold Lantana          | 1 Gal.        | 65  | As Per Plan                 |
| Lantana montevidensis                                                                                            | Purple Trailing Lantana   | 1 Gal.        | 45  | As Per Plan                 |
| Eremophila glabra 'Fringeneu Gold'                                                                               | Outback Sunrise           | 1 Gal.        | 40  | As Per Plan                 |
| Eremophila glabra 'Winter Blaze'                                                                                 | Winter Blaze              | 1 Gal.        | 25  | As Per Plan                 |
| Trachelospermum asiaticum                                                                                        | Asiatic Jasmine           | 1 Gal.        | 31  | As Per Plan                 |
| Wedelia trilobata                                                                                                | Wedelia                   | 1 Gal.        | 25  | As Per Plan                 |
| Seasonal Annuals                                                                                                 | Seasonal Annuals          | 1 Gal.        | 100 | 12" O.C. Per Plan           |
| MISCELLANEOUS                                                                                                    |                           |               |     |                             |
| Decomposed Granite - 1/2" Screened Express Brown or equal 2" Depth In All Planting Areas (Typ) - 123,170 SQ. FT. |                           |               |     |                             |
| Synthetic Turf - EasyTurf (Pedigree for dog park) Revolution Olive Lush or equal - 6,003 SQ. FT.                 |                           |               |     |                             |
| Midiron Bermuda Sod - 4,855 SQ. FT.                                                                              |                           |               |     |                             |

## BROADSTONE DOBSON RANCH

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**REVISIONS**  
SECOND DRB SUBMITTAL  
6/12/2019  
THIRD DRB SUBMITTAL  
7/12/2019

**DESIGN REVIEW**

DATE: JULY 12, 2019 ORB # 18-223

CLS-1

