



SBD Studio
2019 N 91st Pl
Chandler, AZ 85224
480.284.4100
www.sbd-studio.com



Revision
 City Comments 01.25.2023
 City Comments 02.22.2023

City Plan Check #



Project No. 2239
 Phase City Submittal
 Checked By JS
 Drawn By JM
 Date 05.11.2023
 Sheet

Sheet No. **L0.0**
 Cover Sheet
 Sheet 1 of 8

PROJECT INFORMATION

PROJECT ADDRESS: 320 E. MCKELLIPS ROAD
MESA, AZ 85201

OWNER: PALM HARBOR ESTATES
6501 E GREENWAY PKWY UNIT 103-402
SCOTTSDALE, AZ 85254

LANDSCAPE ARCHITECT: SBD STUDIO
JOHN SUAREZ OR JOSE MADRIGAL
2019 N 91ST PL
CHANDLER, ARIZONA 85224
PHONE: 480.284.4100
EMAIL: JSUAREZ@SBD-STUDIO.COM
JMADRIGAL@SBD-STUDIO.COM

PROJECT NARRATIVE:
NEW ENTRY LANDSCAPE DESIGN FOR
MOBILE HOME PARK

ZONING:
RM-4

APN:
136-14-005A

MCR:
N/A

PALM HARBOR ESTATES LANDSCAPE PLAN

05.11.2023

TABLE OF ABBREVIATIONS

APPROX	APPROXIMATE	PT	POINT, POINT OF TANGENCY
ARCH	ARCHITECT	PVC	POLYVINYL CHLORIDE
AVG	AVERAGE	PVMT	PAVEMENT
BC	BOTTOM OF CURB	PVR	PAVER
BF	BOTTOM OF FOOTING	QTY	QUANTITY
BLDG	BUILDING	R	RADIUS
BM	BENCHMARK	RECEP	RECEPTACLE
BOC	BACK OF CURB	REF	REFERENCE
BR	BOTTOM OF RAMP	REINF	REINFORCE(D)
BS	BOTTOM OF STEP	REQ'D	REQUIRED
BW	BOTTOM OF WALL	REV	REVISION, REVISED
CAL	CALIPER	ROW	RIGHT OF WAY
CF	CUBIC FEET	SCH	SCHEDULE
CHAM	CHAMFER	SD	STORM DRAIN
CIP	CAST IN PLACE	SEC	SECTION
CJ	CONTROL JOINT	SF	SQUARE FOOT (FEET)
CL	CENTER LINE	SHT	SHEET
CLR	CLEARANCE	SI	STORM INLET
CO	CLEAN OUT	SIM	SIMILAR
COMP	COMPACTED	SPECS	SPECIFICATIONS
CONC	CONCRETE	SQ	SQUARE
CONT	CONTINUOUS	ST	STORM SEWER
CU	CUBIC	SY	SQUARE YARD
CY	CUBIC YARD	STA	STATION
DBL	DOUBLE	STD	STANDARD
DEG	DEGREE	STL	STEEL
DIA	DIAMETER	T&B	TOP AND BOTTOM
DIM	DIMENSION	T&C	TOP OF BACK CURB
DTL	DETAIL	TC	TOP OF CURB
DWG	DRAWING	TF	TOP OF FOOTING
EA	EACH	THK	THICK
EJ	EXPANSION JOINT	T.O.	TOP OF
ELEC	ELECTRICAL	TOC	TOP OF CONCRETE
ENG	ENGINEER	TOPO	TOPOGRAPHY
EQ	EQUAL	TSL	TOP OF SLAB
EQUIP	EQUIPMENT	TRAS	TRANSFORMER
EXIST	EXISTING	TR	TOP OF RAMP
EXP	EXPANSION, EXPOSED	TS	TOP OF STEP
FF	FINISHED FLOOR ELEV.	TW	TOP OF WALL
FG	FINISHED GRADE	TYP	TYPICAL
FIN	FINISH	VAR	VARIABLE
FL	FLOW LINE	VERT	VERTICAL
FOC	FACE OF CURB	W/	WITH
FT	FOOT (FEET)	W/O	WITHOUT
FTG	FOOTING	WL	WEIR LEVEL
GA	GAUGE	WWF	WELDED WIRE FABRIC
GAL	GALVANIZED	YD	YARD
GC	GENERAL CONTRACTOR	@	AT
GEN	GENERAL		
HORIZ	HORIZONTAL		
HP	HIGH POINT		
HT	HEIGHT		
ID	INSIDE DIAMETER		
INV	INVERT ELEVATION		
IN	INCH(ES)		
INCL	INCLUDE(D)		
INL	INLET		
IRR	IRRIGATION		
JT	JOINT		
LIN	LINEAR		
LF	LINEAR FEET		
LP	LOW POINT		
LT	LIGHT		
MATL	MATERIAL		
MH	MANHOLE		
MIN	MINIMUM		
MISC	MISCELLANEOUS		
MTL	METAL		
NIC	NORTH		
NO	NOT IN CONTRACT		
NTS	NUMBER		
OC	NOT TO SCALE		
OD	ON CENTER		
OD	OUTSIDE DIAMETER		
PAR	PARALLEL		
PC	POINT OF CURVATURE		
PERF	PERFORATED		
PED	PEDESTRIAN		
PI	POINT OF INTERSECTION		
PL	PROPERTY LINE		

CITY OF MESA GENERAL LANDSCAPE NOTES

- (REVISED 02-15-18) (2018 VERSION)
- LANDSCAPE CONTRACTOR SHALL CONFIRM LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION AND SHALL BE RESPONSIBLE FOR THE FOLLOWING:
 - DAMAGES TO SUCH UTILITIES CAUSED AS A RESULT OF THE CONTRACTOR'S ACTIVITIES.
 - DAMAGES TO EXISTING WALKS, WALLS, DRIVES, CURBS, ETC.
 - INSPECTING THE SITE IN ORDER TO BE FULLY AWARE OF EXISTING CONDITIONS PRIOR TO SUBMITTING A BID.
 - INSTALLATION OF ALL LANDSCAPE AND IRRIGATION MATERIALS SHALL COMPLY WITH SECTIONS 424, 425, 757, AND 795 OF THE MAG STANDARD SPECIFICATIONS.
 - CONTRACTOR SHALL REPAIR ANY DAMAGE MADE TO THE EXISTING SPRINKLER SYSTEM TO THE SATISFACTION OF THE CITY AT NO ADDITIONAL COST TO THE CITY.
 - LANDSCAPE REMOVAL IS A NON-PAY ITEM UNLESS OTHERWISE NOTED.
 - ALL EXISTING VEGETATION, WEEDS, DEBRIS, ETC. NOTED TO BE REMOVED ON THE PLANS AND SPECIFICATIONS SHALL BE REMOVED FROM PROJECT AREA AND DISPOSED OF PROPERLY OFF THE SITE AT THE CONTRACTOR'S EXPENSE (SCARIFY EXISTING SUBGRADE, MINIMUM SIX (6) INCHES DEPTH).
 - DAMAGE TO TURF SHALL BE REPAIRED BY CONTRACTOR, I.E., RUTS FILLED WITH CLEAN SOIL, COMPACTED TO MATCH SURROUNDING GRADES, EXCESS SOIL, ROCK, ETC. SHALL BE REMOVED TO LEAVE THE SITE CLEAN.
 - ALL PLANT MATERIAL, OTHER THAN TREES, SHALL CONFORM TO GRADING, TYPE, ETC. AS SET FORTH IN THE AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN. ALL TREES SHALL CONFORM TO THE CURRENT ARIZONA NURSERY ASSOCIATION TREE SPECIFICATIONS AND MAG SPEC 795.7. SHOULD ANY CONFLICTS IN THE SPECIFICATIONS OCCUR, THE ARIZONA NURSERY ASSOCIATION'S SPECIFICATIONS SHALL PREVAIL.
 - CITY RESERVES THE RIGHT TO INSPECT SHRUBS AND CONTAINERED TREES FOR CONDITION OF ROOT BALLS. FOR ANY SUCH INSPECTIONS WHICH MAY DESTROY ROOTBALL, CONTRACTOR SHALL SUPPLY ADDITIONAL PLANT AT NO COST TO CITY.
 - PLANT PITS SHALL BE INSPECTED BY CITY PRIOR TO PLANTING BY THE CONTRACTOR BY REQUESTING AN INSPECTION 48 HOURS IN ADVANCE.
 - ROUGH AND FINE GRADING TO ESTABLISH UNIFORM SMOOTH GRADE IS INCLUDED IN THIS PROJECT.
 - SOIL TEST FOR FERTILITY AND ADDITIVE RECOMMENDATIONS (FOR TURF AND ORNAMENTALS) SHALL BE COMPLETED BY CONTRACTOR TO DETERMINE IF ADDITIVES ARE REQUIRED. CONTRACTOR SHALL PROVIDE COPY OF SOIL TEST RESULTS FOR REVIEW AND APPROVAL TO ENGINEERING INSPECTOR AT LEAST SEVEN (7) DAYS PRIOR TO ANTICIPATED PLANTING. AFTER APPROVAL BY THE CITY, THE CONTRACTOR SHALL PROVIDE AND INCORPORATE ANY ADDITIVES REQUIRED PRIOR TO OR AT TIME OF PLANTING.
 - PLANT PIT SOIL MIXTURE SHALL CONSIST OF FOUR AND ONE-HALF PARTS NATURAL FERTILE, FRIABLE SOIL AND ONE PART HUMUS BY VOLUME, THOROUGHLY MIXED PRIOR TO BACKFILLING IN PITS. BACKFILLING SHALL BE IN 6" LIFTS WITH EACH LIFT WATER SETTLED WITHOUT PUDDLING.
 - CONTRACTOR SHALL STAKE TREE AND SHRUB LOCATIONS FOR 5-GALLON PLANTS AND LARGER. STAKES SHALL BE MARKED WITH PLANT NAME OR PLANT LEGEND ITEM NUMBER FROM PLANS.
 - ALL EXISTING (GAS, ELECTRIC, WATER, ETC.) COVERS AND BOXES SHALL REMAIN UNCOVERED. CONTRACTOR TO ADJUST TO FINAL GRADE AS NECESSARY. NON-PAY ITEM (NPI) UNLESS OTHERWISE NOTED.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING THE UNDERGROUND SPRINKLER SYSTEMS IN ADVANCE OF CONSTRUCTION. THE SPRINKLER SYSTEM LOCATIONS NOTED ON PLANS ARE FOR REFERENCE ONLY.
 - CONTRACTOR TO VERIFY DEPTH OF ALL INLET STRUCTURES AND SPRINKLER SYSTEMS PRIOR TO TRENCHING FOR LOW-FLOW CHANNEL.
 - CONTRACTOR TO PROVIDE PUMPING WITHIN FIVE (5) DAYS AFTER THE NOTICE TO PROCEED IS GIVEN AS REQUIRED TO DRY THE AREA SUFFICIENTLY TO BEGIN CONSTRUCTION.
 - CONTRACTOR SHALL ARRANGE FOR SPRINKLER SYSTEM SHUTDOWN DURING CONSTRUCTION BY CONTACTING THE ENGINEERING INSPECTOR.
 - NO ROCKS LARGER THAN 1" IN DIAMETER SHALL BE ALLOWED IN THE TOP SIX (6) INCHES OF TOPSOIL WHERE TURF ESTABLISHMENT IS SPECIFIED. ROCK REMOVAL AS NECESSARY IS A NON-PAY (NPI) ITEM UNLESS OTHERWISE NOTED.
 - WHERE CALICHE IS ENCOUNTERED IN PLANT PITS, DEPTH AND WIDTH OF PIT SHALL BE INCREASED BY ONE-THIRD (1/3) OVER SPECIFICATION, AND A LIQUID PENETRATOR, "AL-KALICHE" OR EQUAL, SHALL BE INCORPORATED FOR EACH PIT PER MANUFACTURER'S RECOMMENDATIONS.
 - CONTRACTOR SHALL INSTALL DECOMPOSED GRANITE TO A ROLLED DEPTH PER THE APPROVED PLANS AND SPECIFICATIONS. DECOMPOSED GRANITE SHALL BE PER THE APPROVED PLANS AND SPECIFICATIONS WITH THE COLOR AS SPECIFIED ON THE PLANS. PRE-EMERGENT HERBICIDE SHALL BE APPLIED BEFORE AND AFTER PLACEMENT OF DECOMPOSED GRANITE PER THE MANUFACTURER'S RECOMMENDATIONS. PRE-EMERGENT HERBICIDE SHALL BE SURFLAN, DACTHAL, OR APPROVED EQUAL. SAMPLE TO BE PROVIDED FOR CITY REVIEW AND APPROVAL. CONTRACTOR SHALL WASH OFF ROCK MULCH ONCE FINAL PLACEMENT HAS OCCURRED.
 - RESTORE ALL EXISTING LANDSCAPE IRRIGATION SYSTEMS, COMPONENTS AND LANDSCAPE AREAS IMPACTED BY ANY WORK UNDER THIS CONTRACT. RESTORE ALL EXISTING IRRIGATION AND LANDSCAPE IN ACCORDANCE WITH THE LANDSCAPE RESTORATION NOTES INDICATED WITHIN THESE DOCUMENTS. AT A MINIMUM, ALL RESTORATION SHALL BE IN ACCORDANCE WITH M.A.G. SPECIFICATION 107.9 - PROTECTION AND RESTORATION OF PROPERTY AND LANDSCAPE. ALL RESTORATION WORK SHALL BE COMPLETED TO THE SATISFACTION OF THE CITY OF MESA ENGINEER.
 - ALL RESTORATION WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE REFERENCED DETAILS AND ANY ADDITIONAL DETAILS PROVIDED.
 - REFER TO LANDSCAPE PLANTING SHEETS AND ENGINEERING DRAWINGS FOR ADDITIONAL RESTORATION NOTES AND REQUIRED COORDINATION.

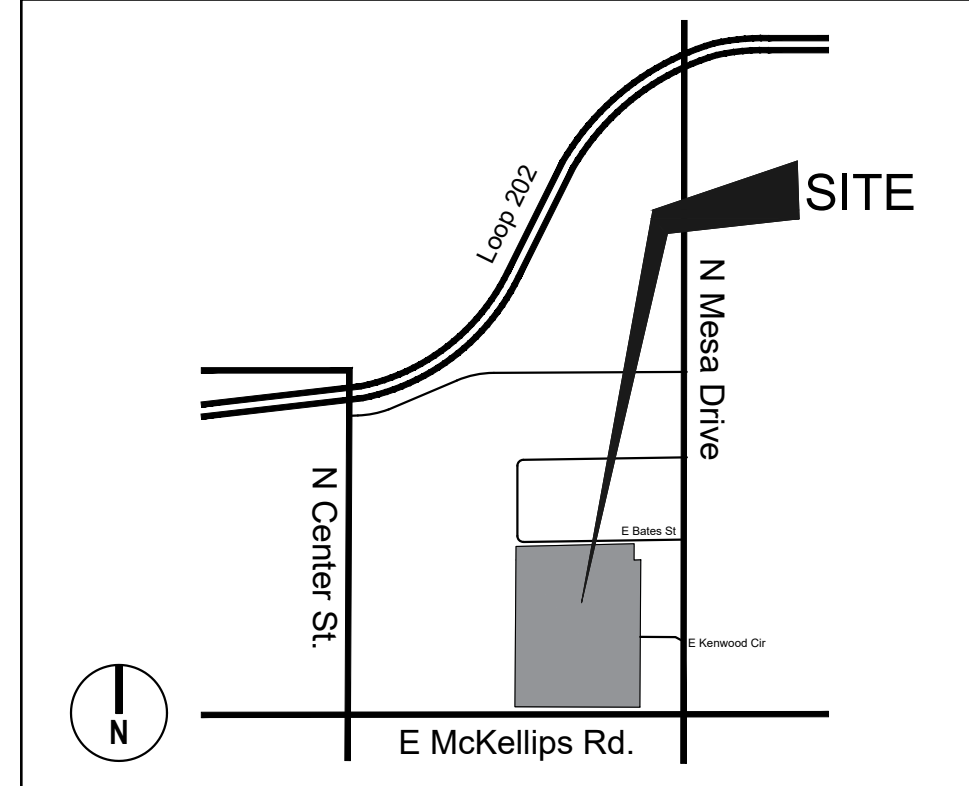
LANDSCAPE CALCULATIONS

	REQUIRED	PROVIDED
MCKELLIPS FRONTAGE LANDSCAPE		
1,013 LF DIVIDED BY FOUR (4) TREES & TWENTY FOUR (24) SHRUBS PER 100 LF	44 TREES, 264 SHRUBS (11 - 36" BOX / 33 - 24" BOX)	1 TREE 28 SHRUBS
EXISTING CONDITIONS CANNOT ACCOMMODATE MZO SECTION 11-33-3(A)(4) STANDARD. LISTED IN SCIP TABLE.		
BATES FRONTAGE LANDSCAPE		
1,013 LF DIVIDED BY FOUR (4) TREES & SIXTEEN (16) SHRUBS PER 100 LF	44 TREES, 176 SHRUBS (11 - 36" BOX / 33 - 24" BOX)	58 TREES 455 SHRUBS
WEST PERIMETER LANDSCAPE		
1,246 LF DIVIDED BY THREE (3) NON-DECIDUOUS TREES & TWENTY (20) SHRUBS PER 100 LF	38 TREES, 250 SHRUBS (20 - 36" BOX / 19 - 24" BOX)	49 TREES 26 SHRUBS
SHRUBBERY AND GROUNDCOVERS ARE NOT NECESSARY IF THE AREA IS NOT VISIBLE FROM PUBLIC PARKING AND DRIVE AISLES PER MZO SECTION 11-33-3(B)(2)(c).		
EAST PERIMETER LANDSCAPE	N/A	0 TREES 0 SHRUBS
EXISTING CONDITIONS CANNOT ACCOMMODATE MZO SECTION 11-33-3(B)(1)(c). STANDARD. LISTED IN SCIP TABLE.		
TOTAL NUMBER OF 24" BOX TREES	85 TREES	0 TREES
TOTAL NUMBER OF 36" BOX (OR LARGER) TREES	42 TREES	108 TREES
TOTAL NUMBER OF 5 GALLON SHRUBS	690 SHRUBS	509 SHRUBS
LIVE PLANT MATERIAL CALCULATION	19,475 SF	10,695 SF

SHEET INDEX

- LANDSCAPE PLAN**
- L0.0 COVER SHEET
 - L1.0 OVERALL LANDSCAPE PLAN
 - L1.1 LANDSCAPE PLAN
 - L1.2 LANDSCAPE PLAN
 - L1.3 PLANTING DETAILS
 - L1.4 IRRIGATION PLAN
 - L1.5 IRRIGATION PLAN
 - L1.6 IRRIGATION DETAILS

VICINITY MAP



PROCESSING NUMBERS

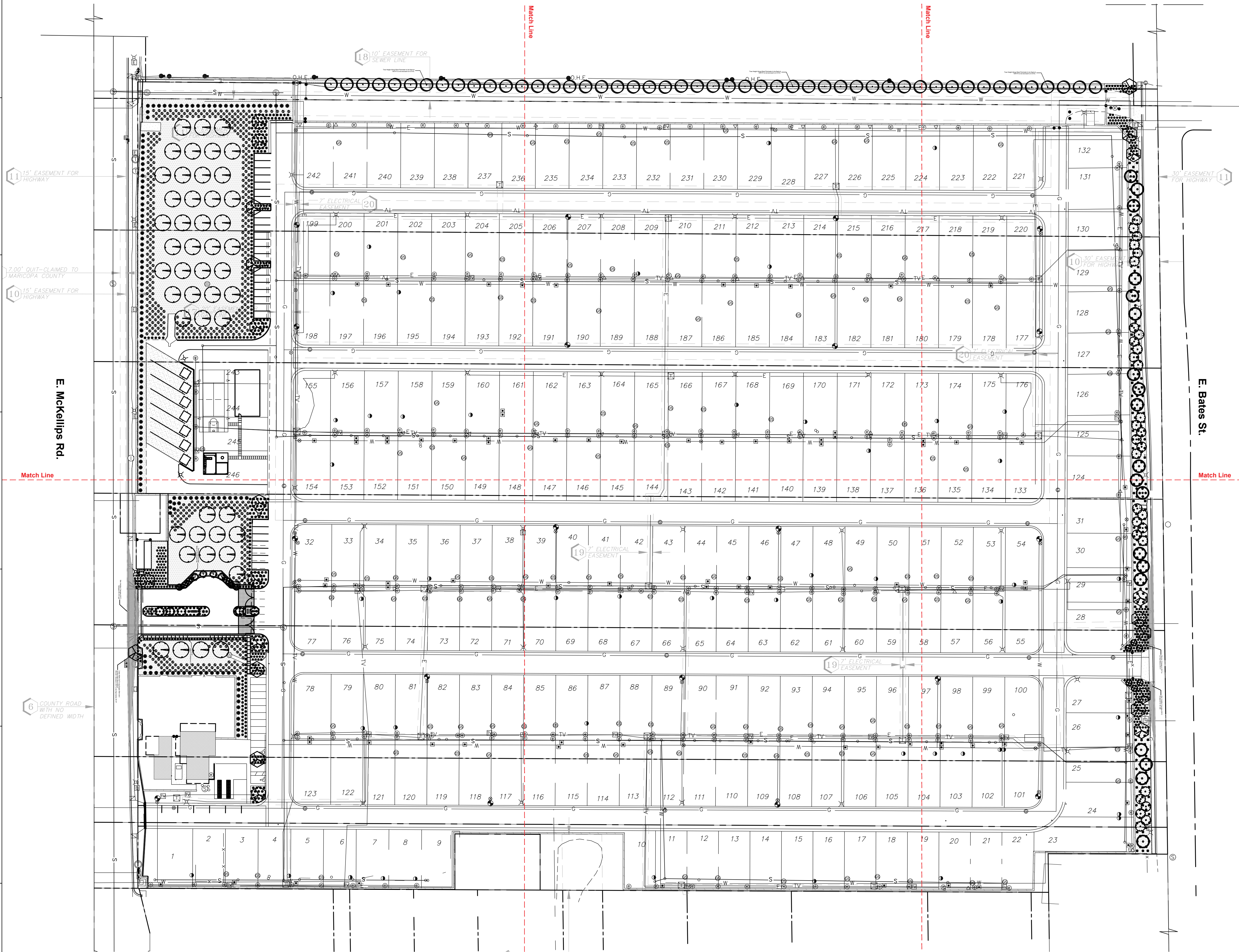
KIVA #	TBD
HILLSIDE PRESERVATION, H#	NONE
ENVR #	N/A
City Quarter Section #	03-04
Current Zoning	RM-4

APPROVAL SIGNATURE

Landscape Plan Approval, _____ Date _____
 City of Mesa

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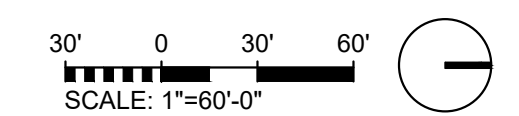


PLANTING LEGEND

SYMBOL	COMMON NAME	BOTANICAL NAME	QTY.	SIZE
NEW TREES				
	Date Palm	Phoenix dactylifera	5	20' HT
	Mexican Blue Palm	Brahea armata	4	24" Box
	Mediterranean Fan Palm	Chamaedrops humilis	12	24" Box
	Palo Rojo	Cercidium X sp. Palo Rojo	22	36" Box
	Velvet Mesquite	Prosopis velutina	48	24" Box
	Palo Blanco	Acacia willardiana	30	36" Box
	Desert Willow	Chilopsis linearis	19	36" Box
	Cascalote	Caesalpinia cacalaco	49	36" Box
NEW CACTI / SUCCULENTS				
	Aloe Vera	Aloe barbadensis 'Yellow'	9	5 Gal
	Century Plant	Agave americana	6	5 Gal
NEW GRASSES				
	White Muhly	Muhlenbergia capillaris 'White Cloud'	364	5 Gal
	Pink Muhly	Muhlenbergia capillaris	496	5 Gal
NEW SHRUBS				
	Upright Rosemary	Rosemarinus officinalis	6	5 Gal
	Brittlebush	Encelia farinosa	582	5 Gal
	Texas Ranger	Leucophyllum frutescens	143	5 Gal
	Pink Fairy Duster	Calliandra eriophylla	102	5 Gal
	Goldeneye	Viguiera deltoidea	139	5 Gal

MATERIALS LEGEND

SYMBOL	MATERIAL NAME	SIZE	QTY.	AREA
	DG Top Dress (Screened)	1/2"	1,048 Tons	104,800 sf.
	Color: Match Clubhouse Granite			



OVERALL LANDSCAPE PLAN

PALM HARBOR ESTATES
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 Mesa, AZ 85201



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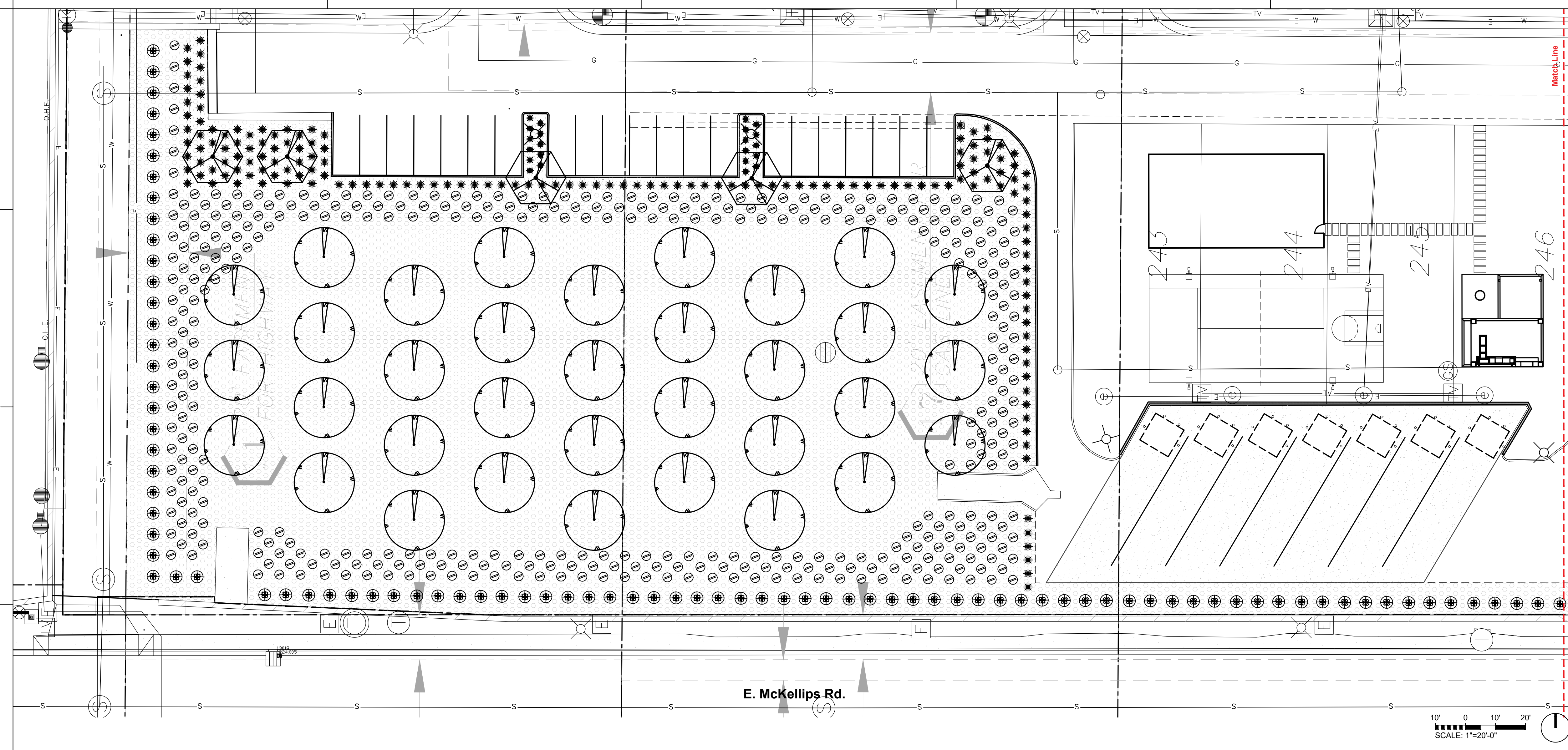


Project No.	2239
Phase	City Submittal
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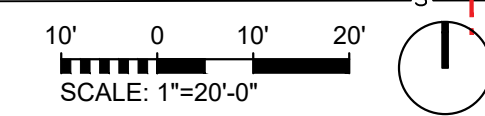
Overall Landscape Plan
 Sheet No.

L1.0
 Sheet 2 of 8

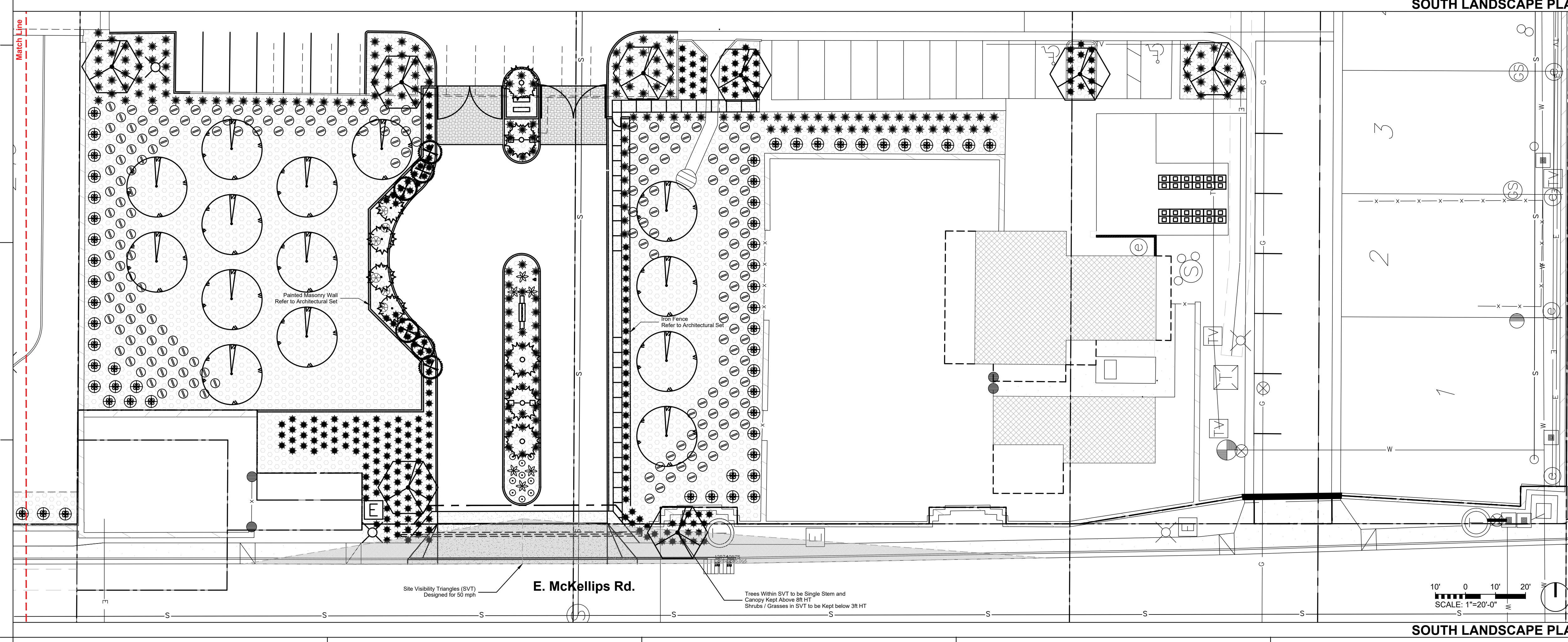
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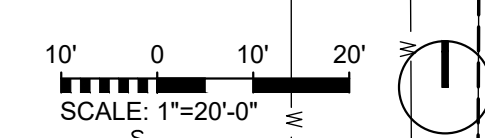
E. McKellips Rd.



SOUTH LANDSCAPE PLAN



E. McKellips Rd.



SOUTH LANDSCAPE PLAN

PLANTING LEGEND

SYMBOL	COMMON NAME	BOTANICAL NAME	QTY.	SIZE
NEW TREES				
	Date Palm	Phoenix dactylifera	5	20' HT
	Mexican Blue Palm	Brahea armata	4	24' Box
	Mediterranean Fan Palm	Chamaedrops humilis	12	24' Box
	Palo Rojo	Cercidium X sp. Palo Rojo	22	36" Box
	Velvet Mesquite	Prosopis velutina	48	24" Box
	Palo Blanco	Acacia willardiana	30	36" Box
	Desert Willow	Chilopsis linearis	19	36" Box
	Cascalote	Caesalpinia cacalaco	49	36" Box
NEW CACTI / SUCCULENTS				
	Aloe Vera	Aloe barbadensis 'Yellow'	9	5 Gal
	Century Plant	Agave americana	6	5 Gal
NEW GRASSES				
	White Muhly	Muhlenbergia capillaris 'White Cloud'	364	5 Gal
	Pink Muhly	Muhlenbergia capillaris	496	5 Gal
NEW SHRUBS				
	Upright Rosemary	Rosemarinus officinalis	6	5 Gal
	Brittlebush	Encelia farinosa	582	5 Gal
	Texas Ranger	Leucophyllum frutescens	143	5 Gal
	Pink Fairy Duster	Calliandra eriophylla	102	5 Gal
	Goldeneye	Viguiera deltoidea	139	5 Gal

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SYMBOL	MATERIAL NAME	SIZE	QTY.	AREA
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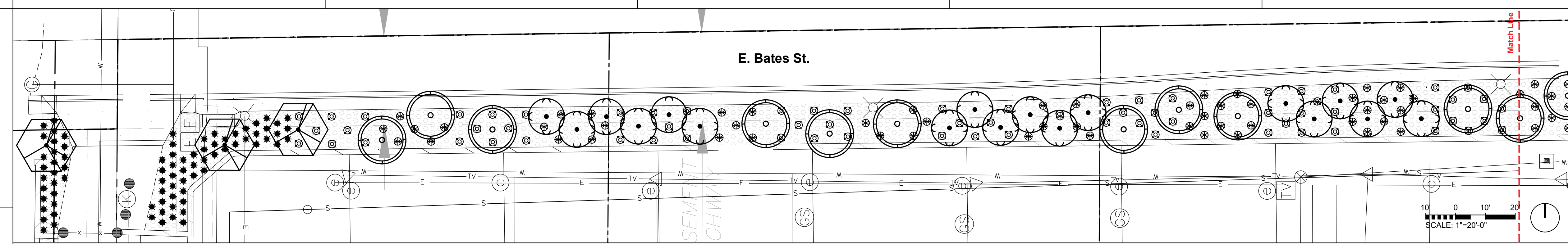
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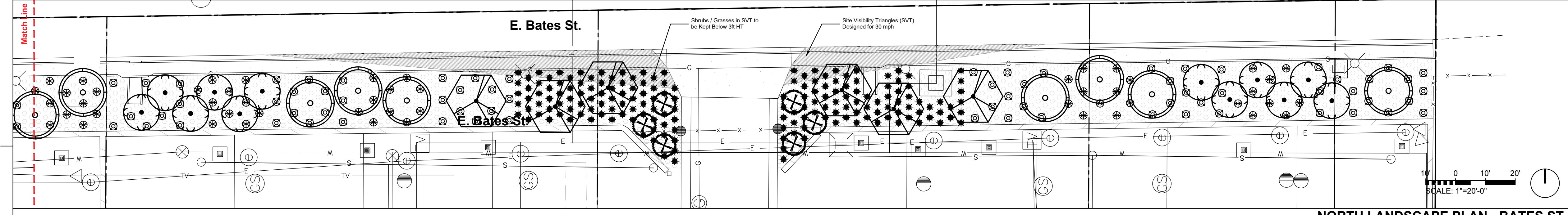
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Landscape Plan
Sheet No. **L1.1**
Sheet 3 of 8

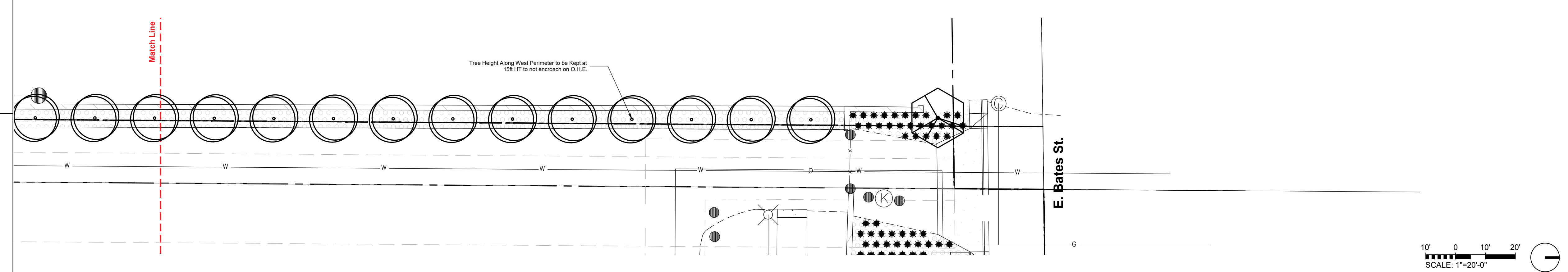
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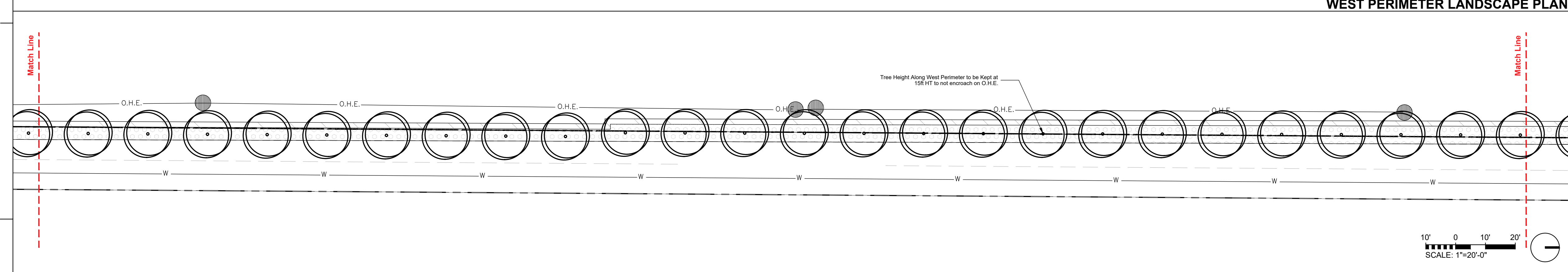
NORTH LANDSCAPE PLAN - BATES ST.



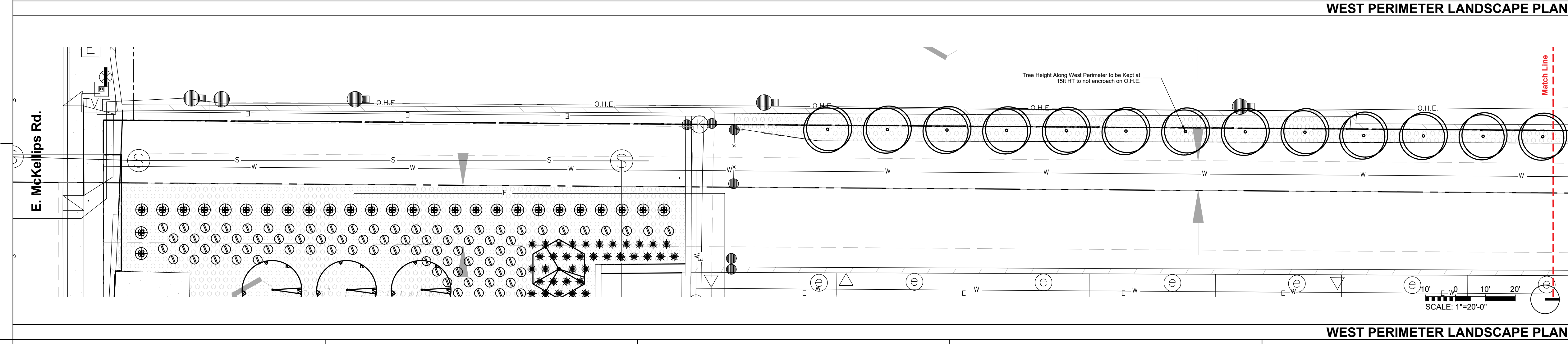
NORTH LANDSCAPE PLAN - BATES ST.



WEST PERIMETER LANDSCAPE PLAN



WEST PERIMETER LANDSCAPE PLAN



WEST PERIMETER LANDSCAPE PLAN

PLANTING LEGEND

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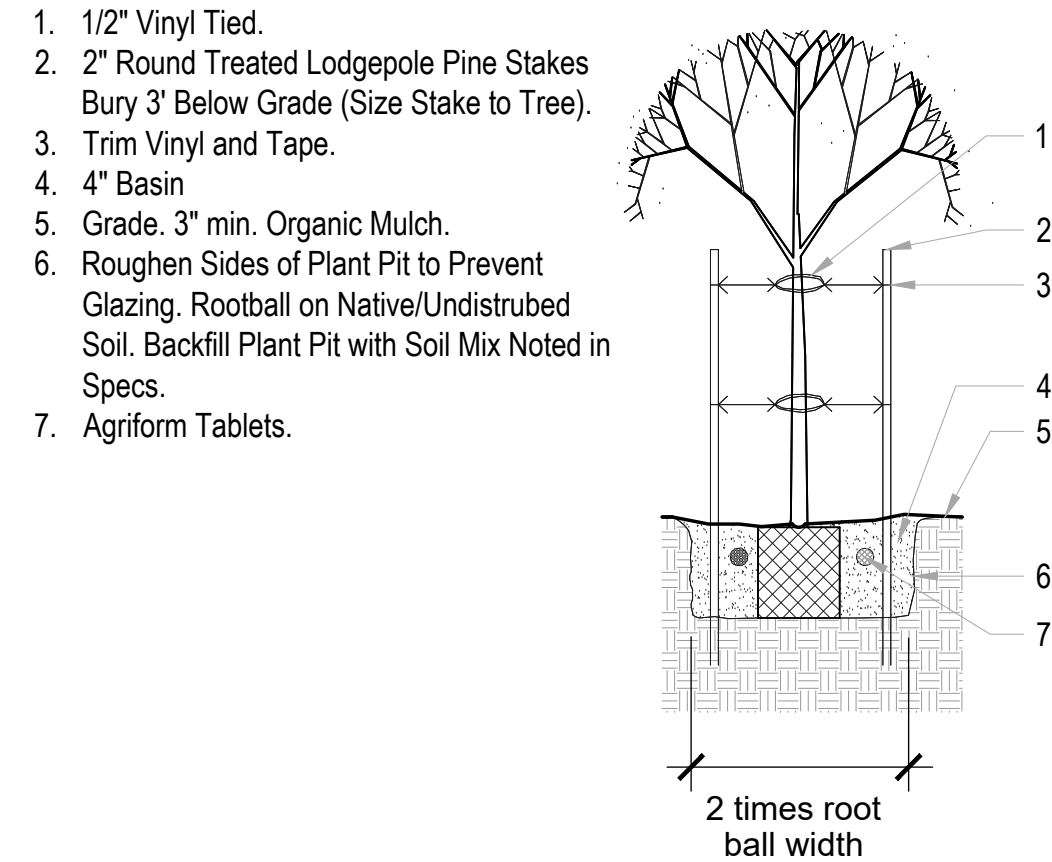
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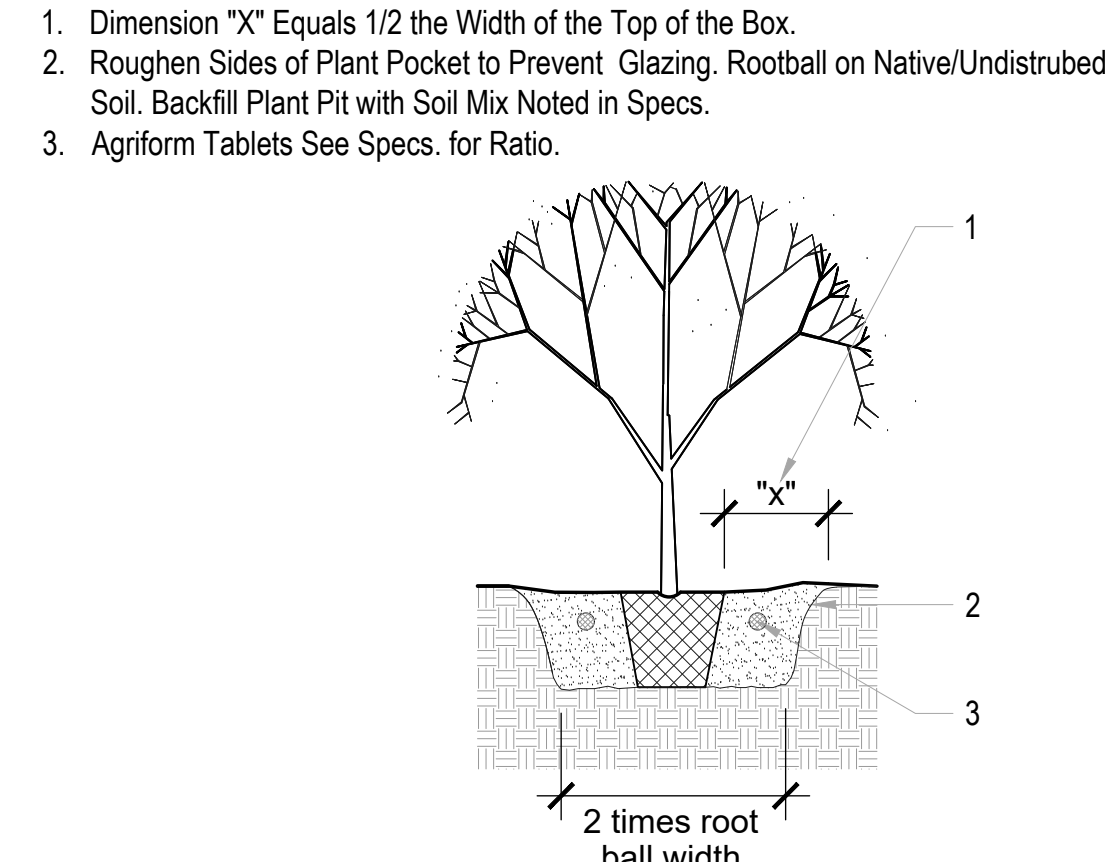
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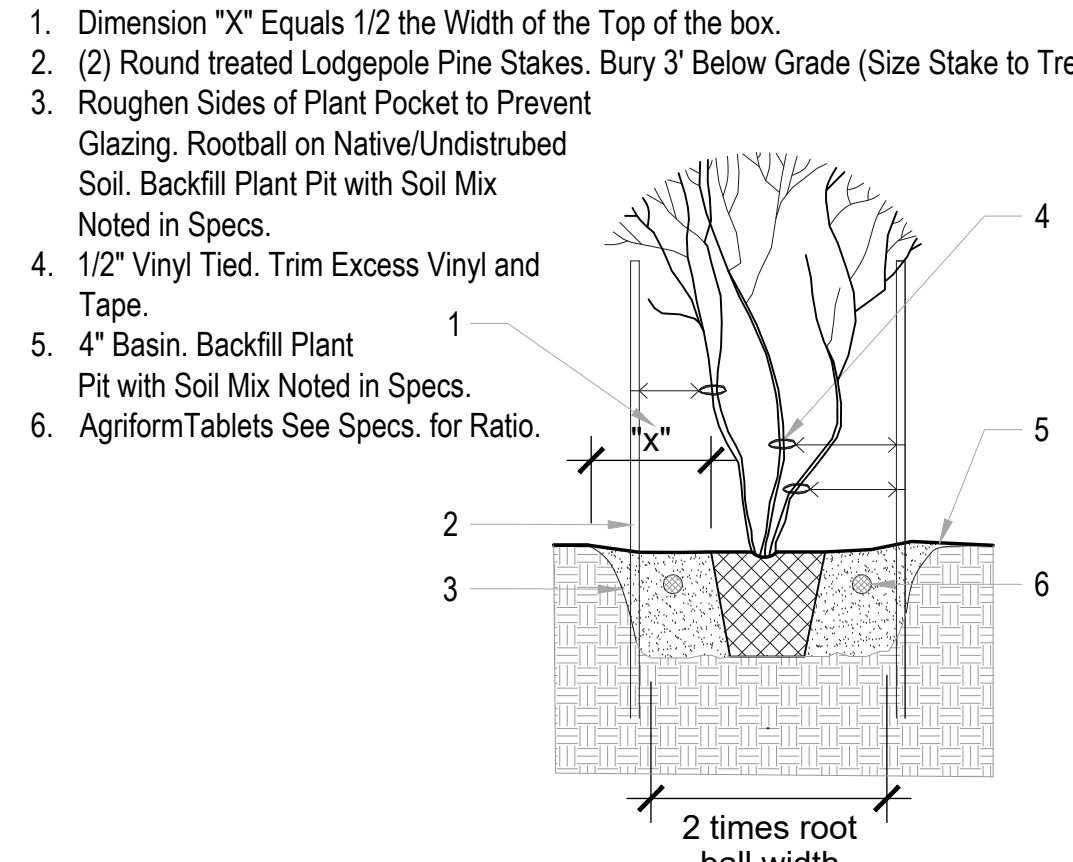
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Sheet No. **L1.2**
Sheet 4 of 8



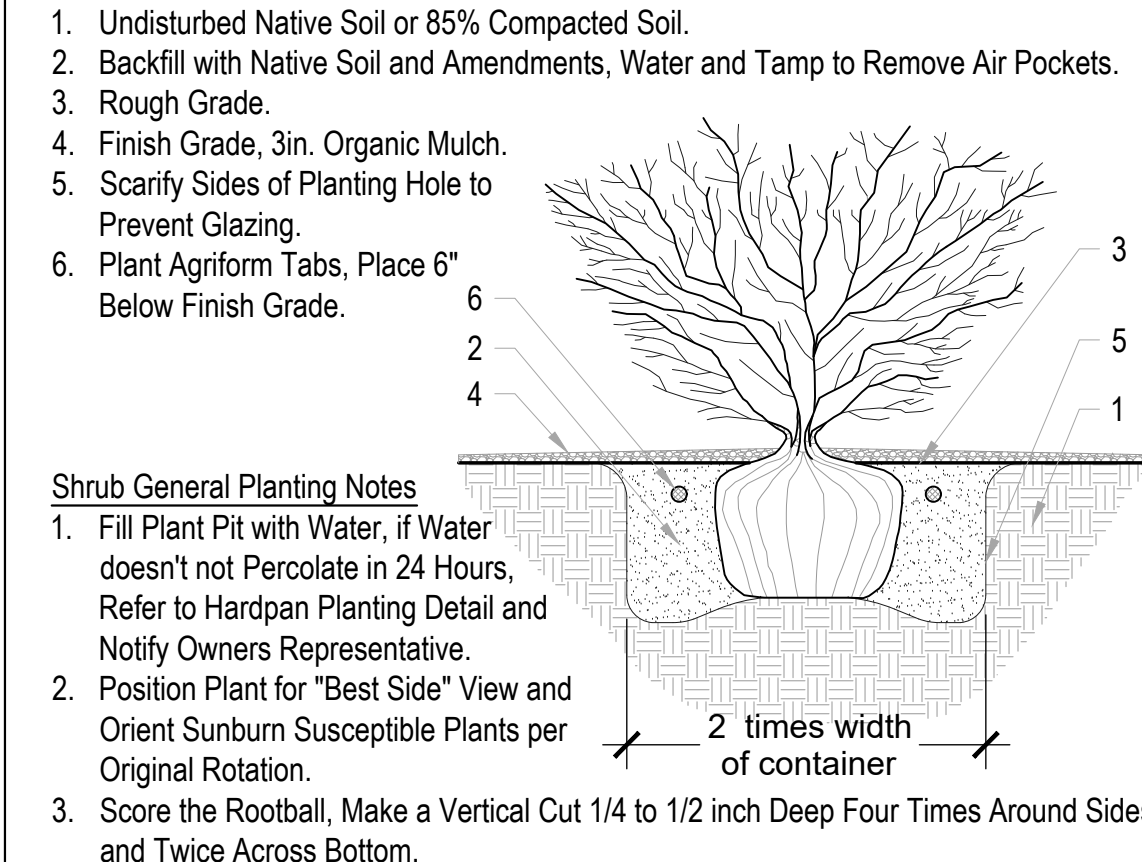
1 DOUBLE TREE STAKING
SCALE: NTS



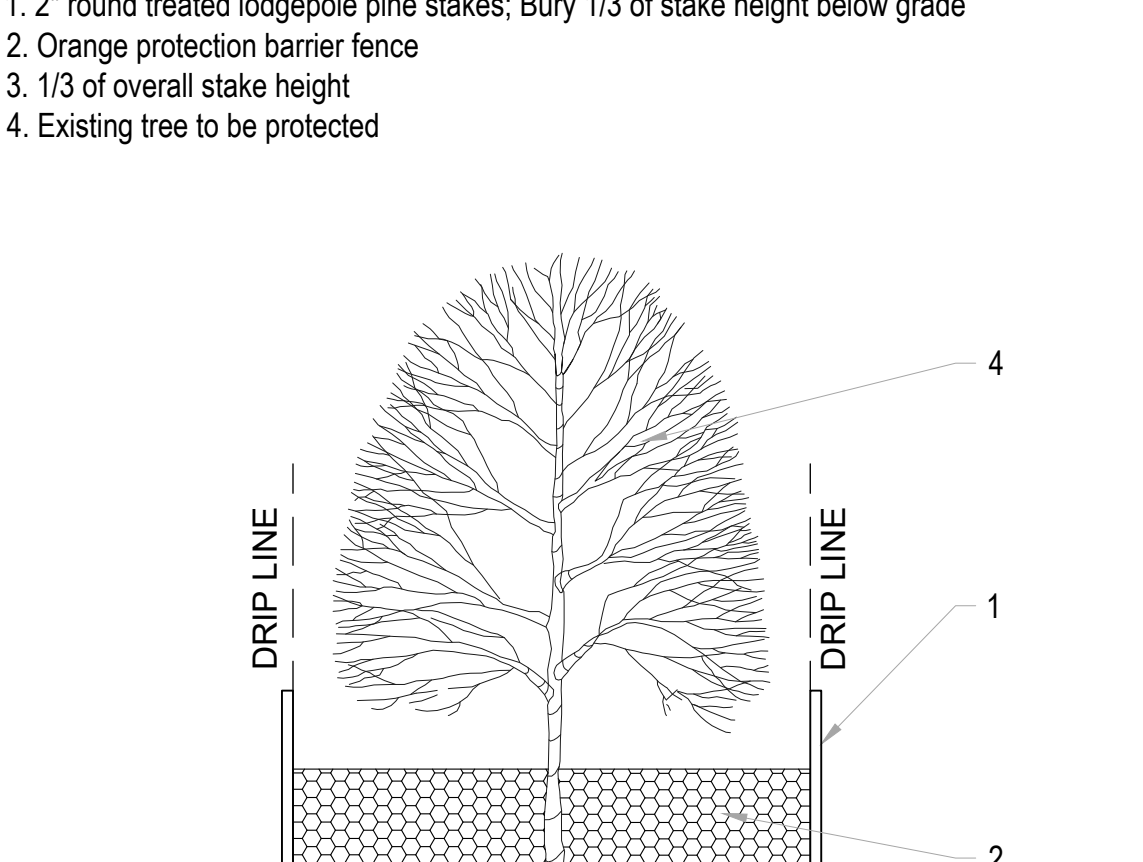
2 24" BOX TREE & LARGER
SCALE: NTS



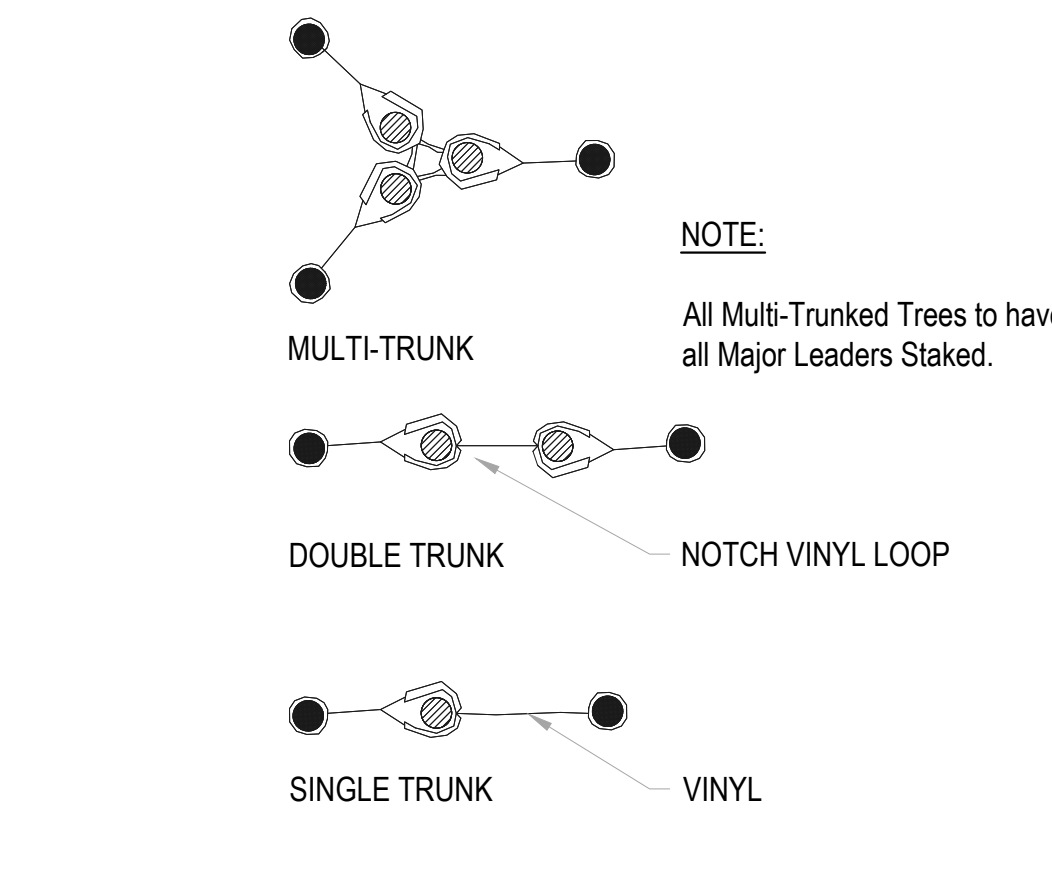
3 MULTI-STEM TREE PLANTING
SCALE: NTS



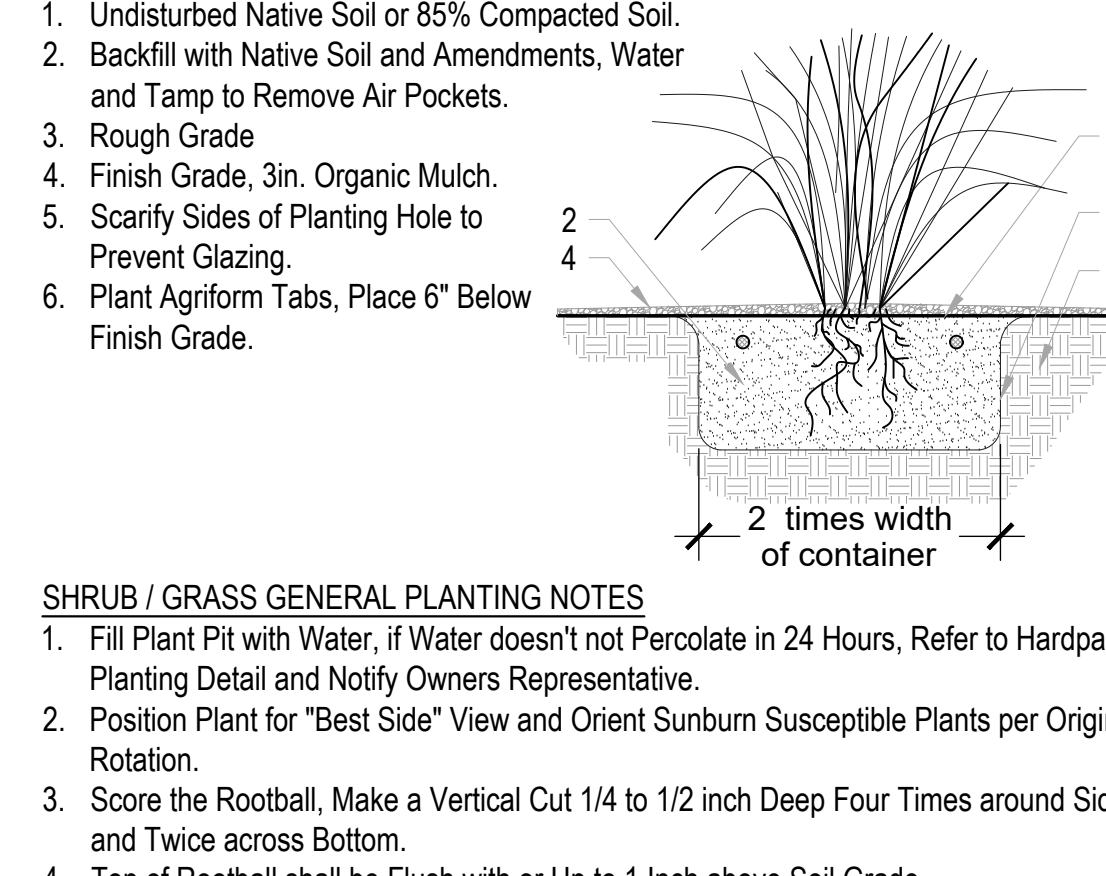
4 SHRUB PLANTING DETAIL
SCALE: NTS



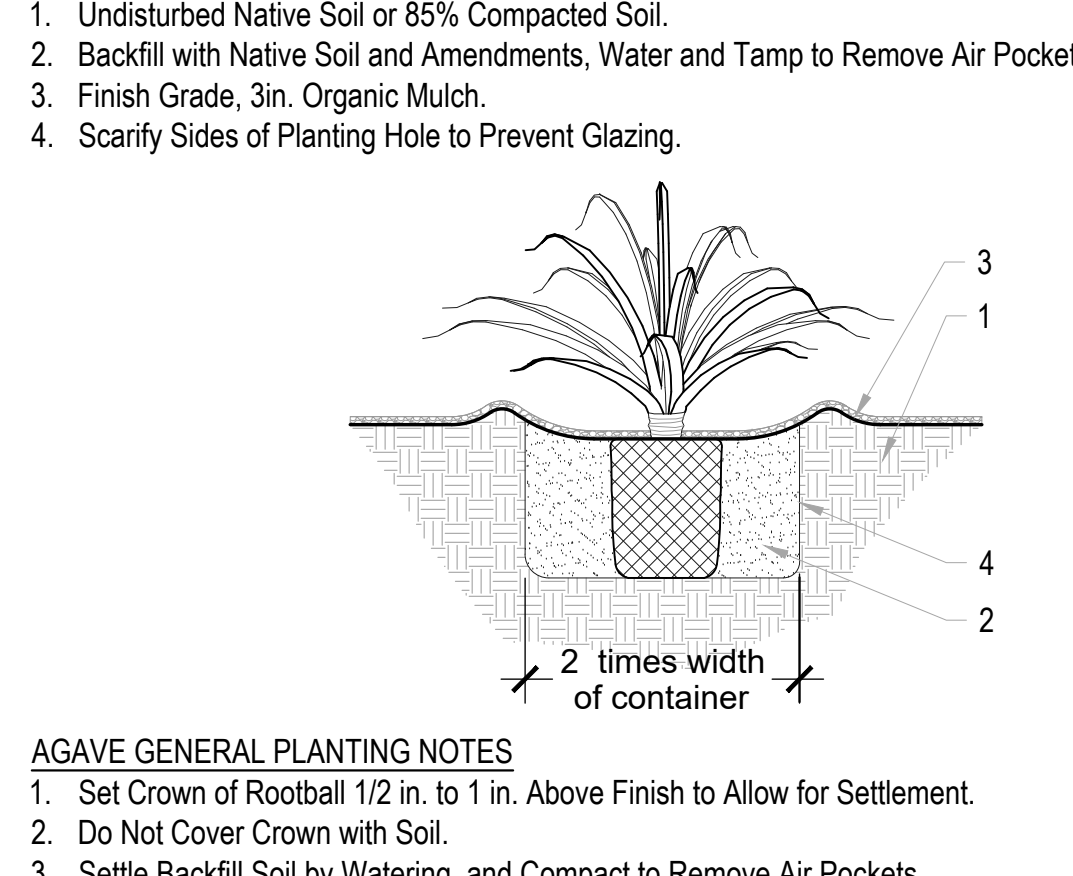
5 TREE GUYING DETAIL
SCALE: NTS



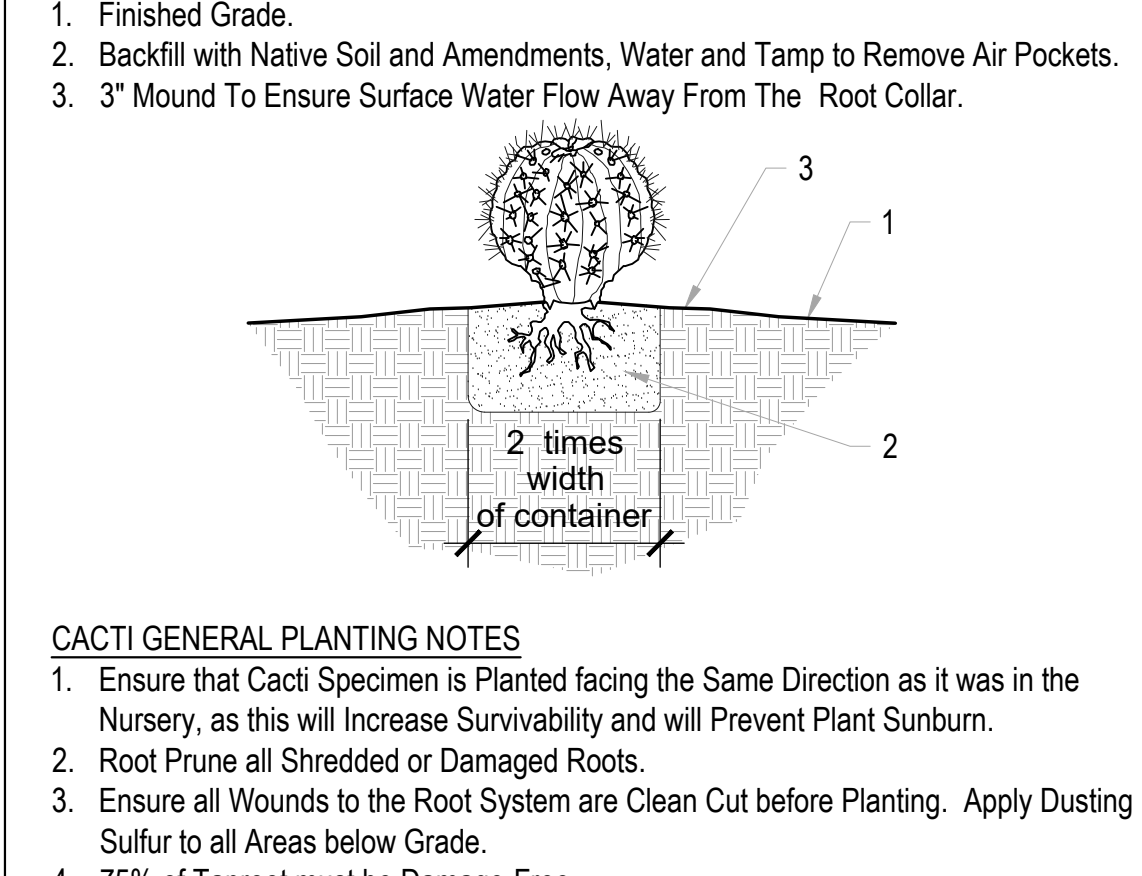
6 GRASS PLANTING DETAIL
SCALE: NTS



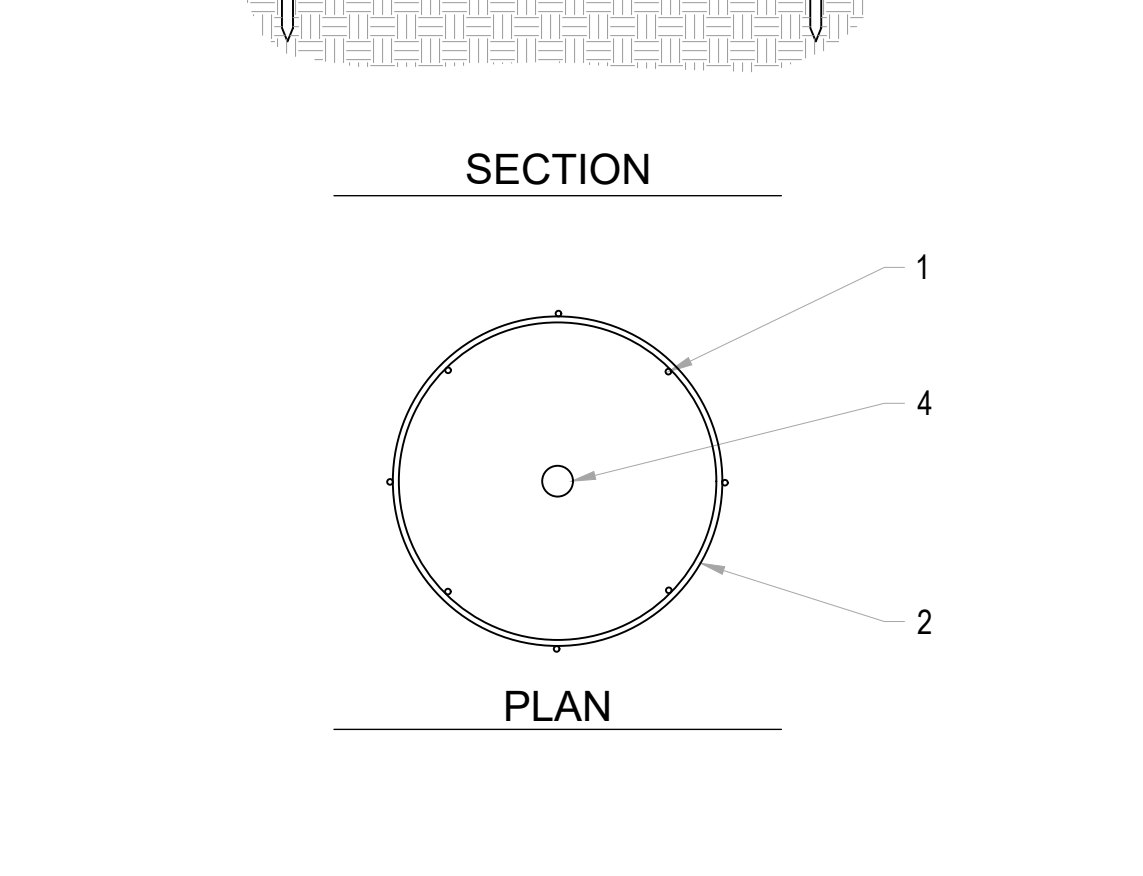
7 AGAVE PLANTING DETAIL
SCALE: NTS



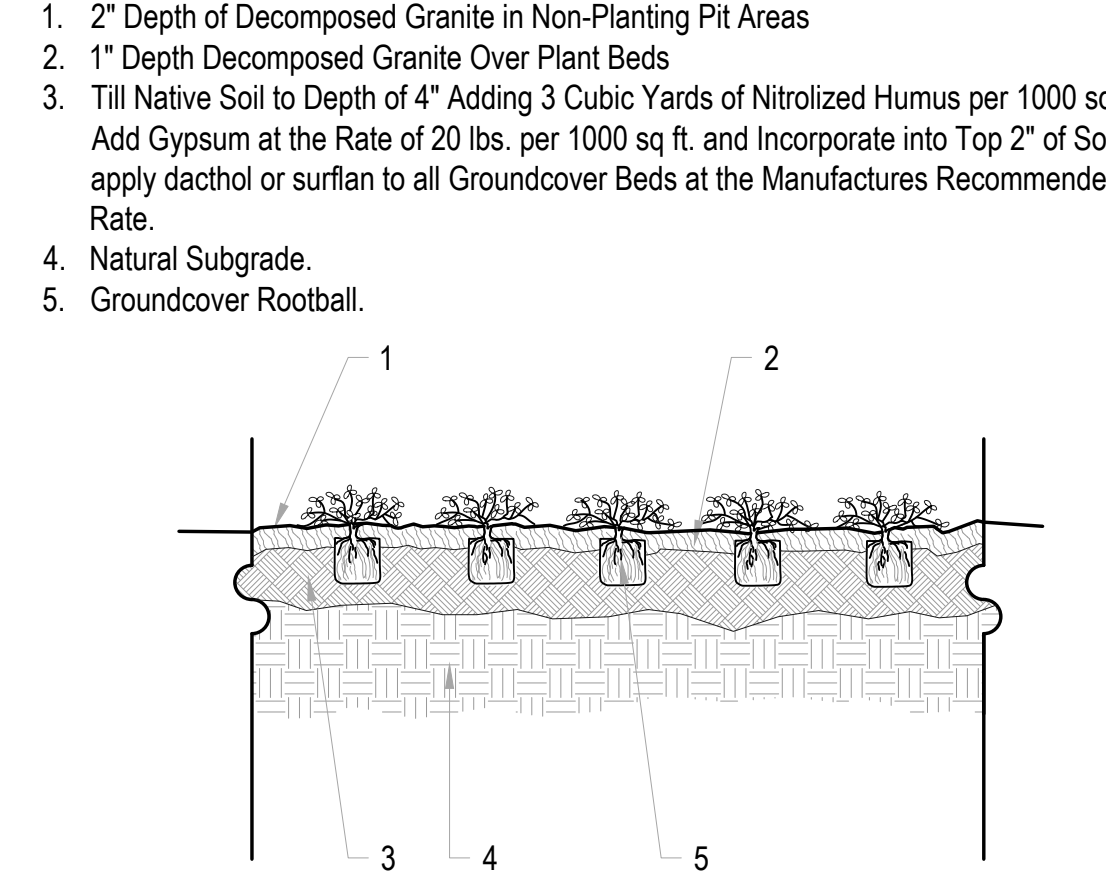
8 CACTI PLANTING DETAIL
SCALE: NTS



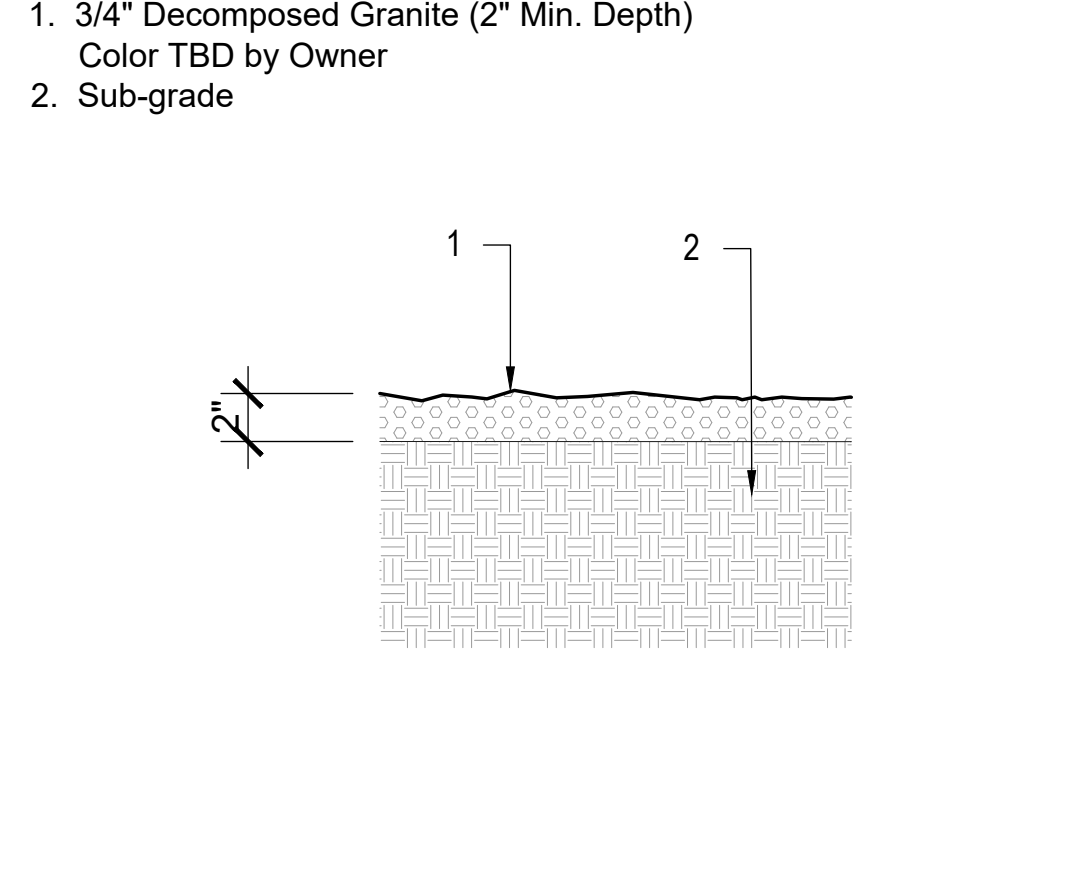
9 TREE PROTECTION FENCE
SCALE: NTS



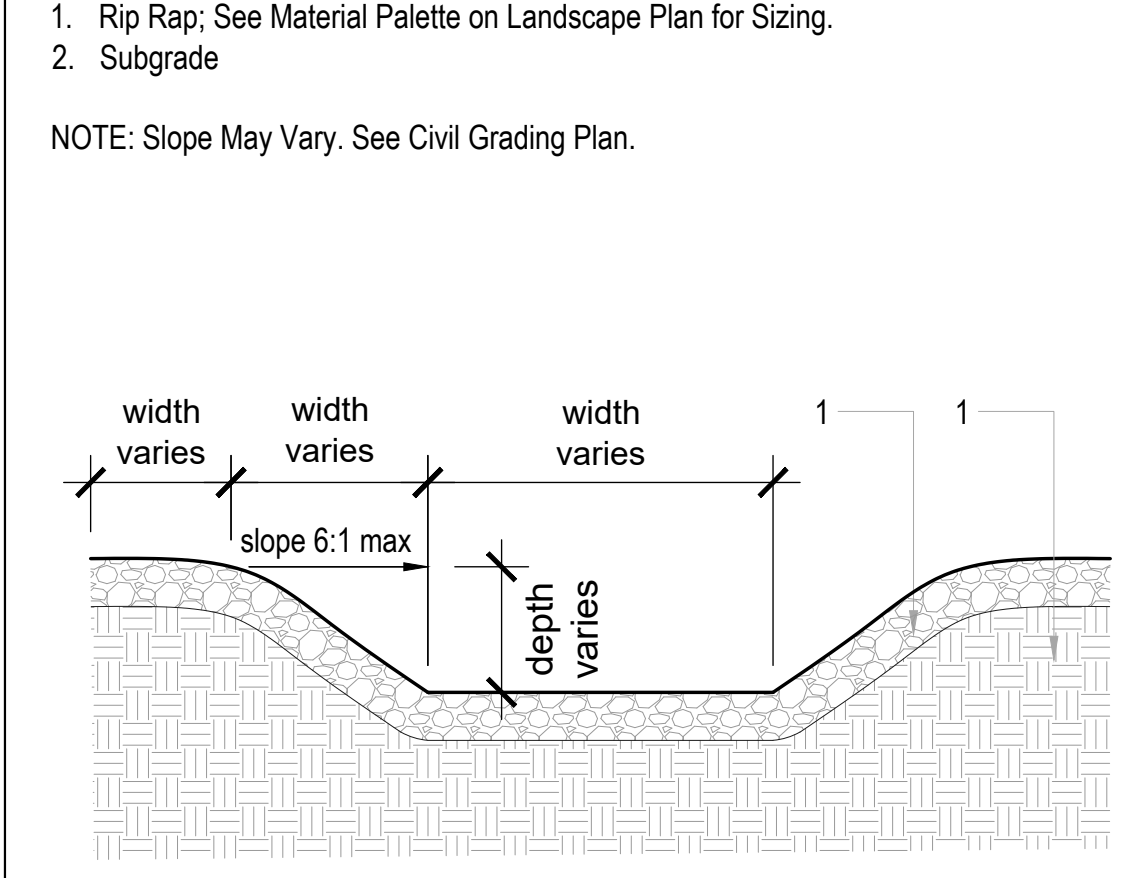
10 PLANT SPACING
SCALE: NTS



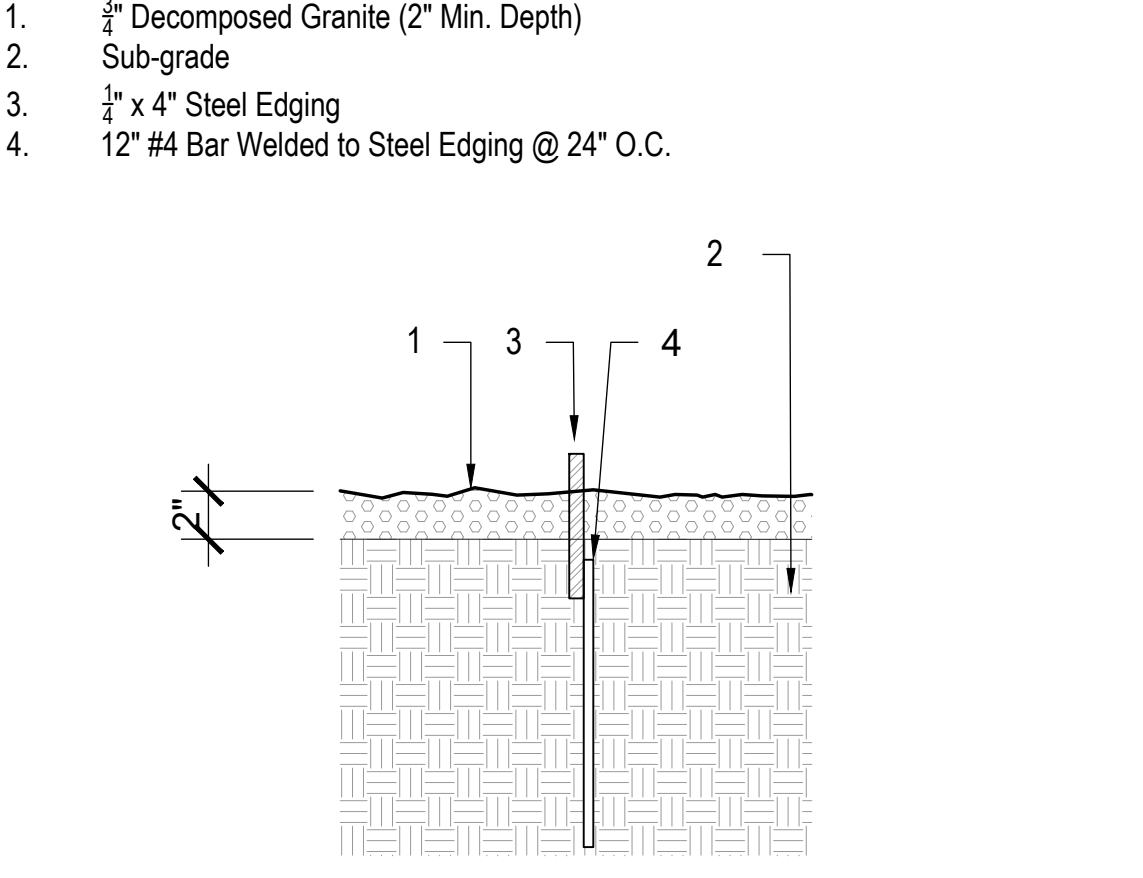
11 GROUND COVER PLANTING
SCALE: NTS



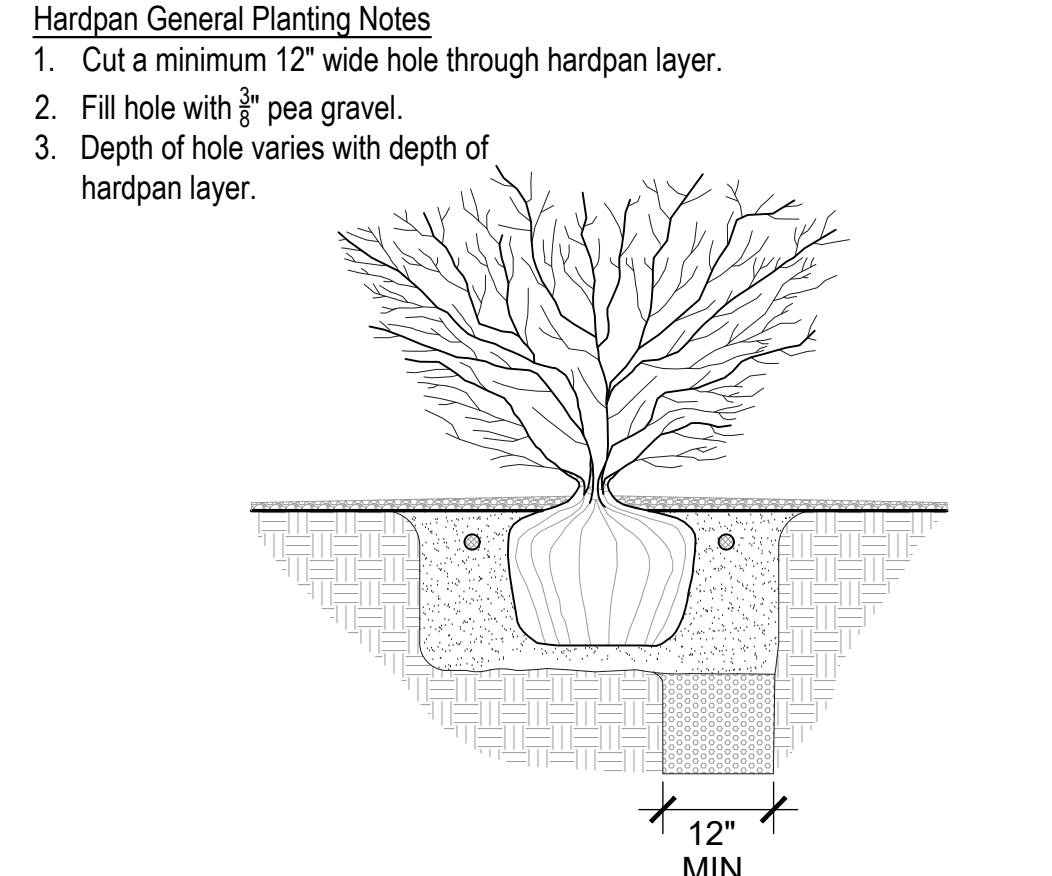
12 D.G. TOP DRESS DETAIL
SCALE: NTS



13 SWALE DETAIL
SCALE: NTS



14 STEEL EDGING DETAIL
SCALE: NTS



15 PLANTING IN HARDPAN DETAIL
SCALE: NTS

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Revision
City Comments 01.25.2023
City Comments 02.22.2023

City Plan Check #



Project No. 2239
Phase City Submittal
Checked By JS
Drawn By JM
Date 05.11.2023
Sheet

Planting Details
Sheet No. **L1.3**
Sheet 5 of 8

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