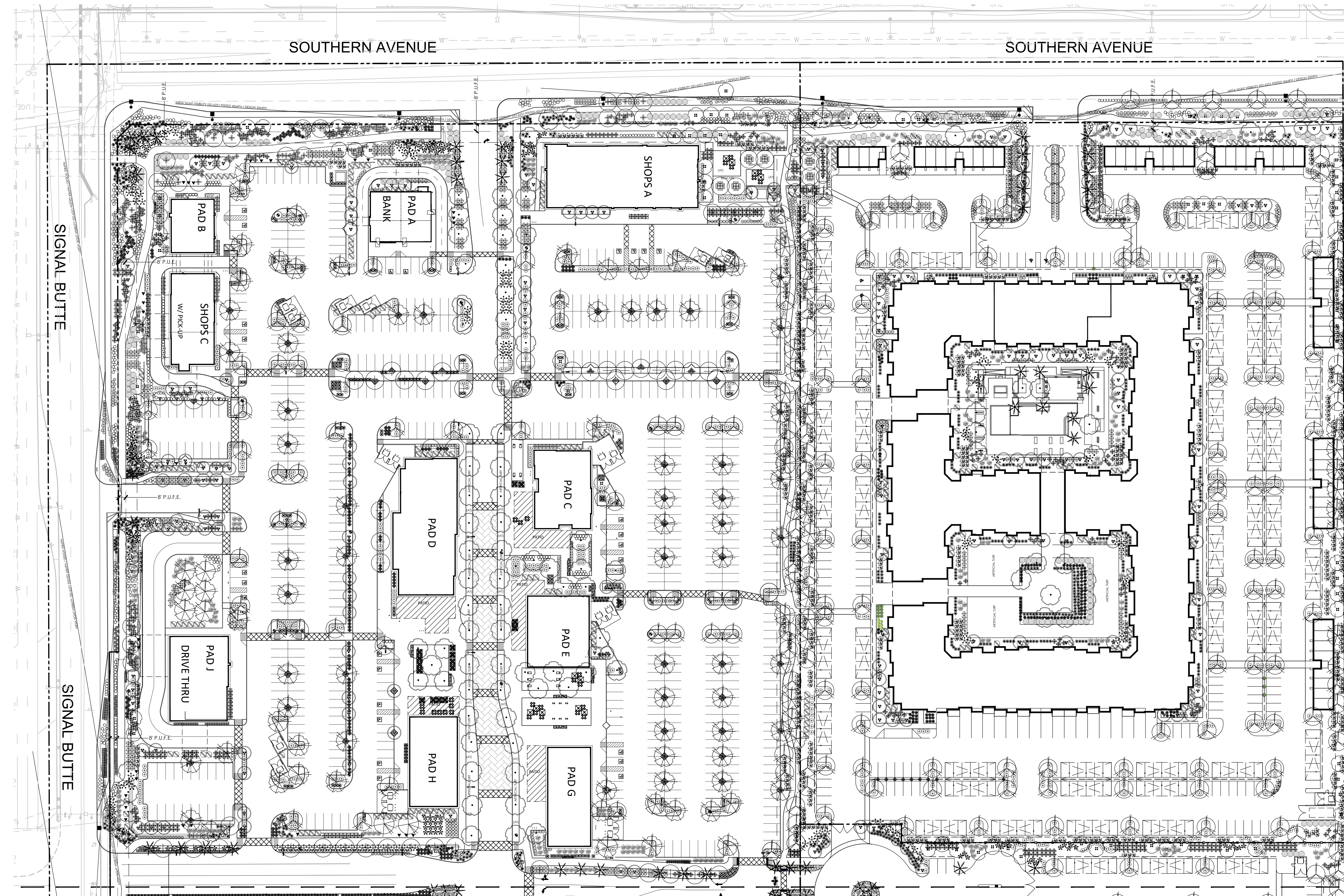
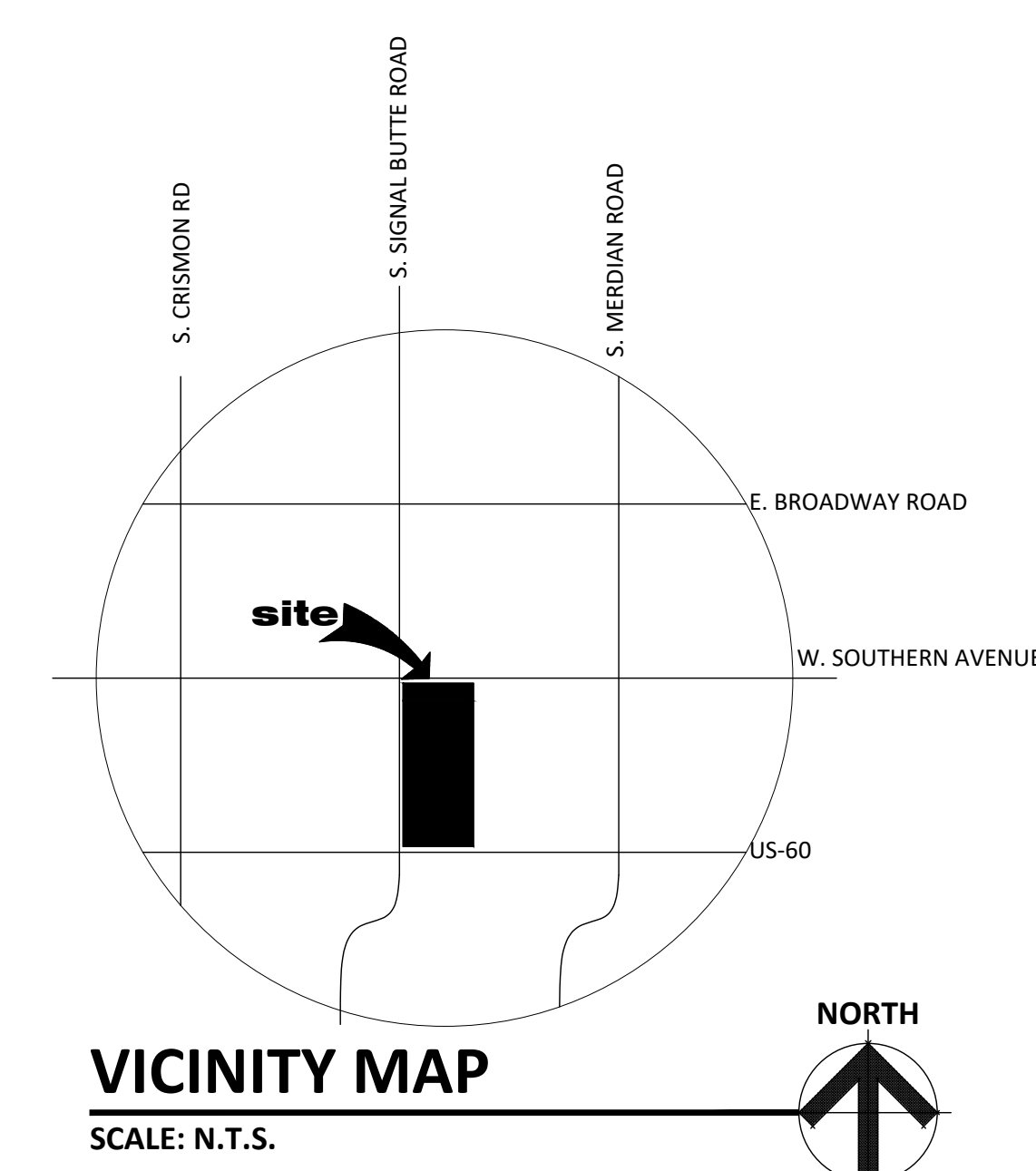




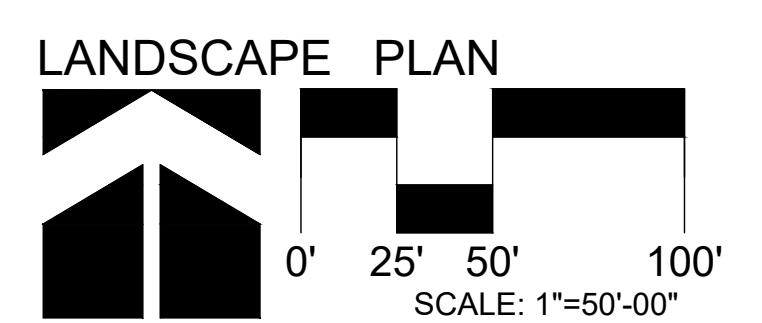
LANDSCAPE LEGEND		ACCENTS
	PROSOPIS HYBRID 'PHOENIX' PHOENIX THORNLESS MESQUITE 24" BOX	RUSELLIA EQUISTIFORMIS CORAL FOUNTAIN 5 GALLON
	PISTACIA X RED PUSHPISTACHE 36" BOX	HERPESALOE PARVIFLORA RED YUCCA 5 GALLON
	PROSOPIS 'PHOENIX' PHOENIX THORNLESS MESQUITE 36" BOX	HERPESALOE PERPA BRAKE LIGHT RED YUCCA 5 GALLON
	QUERCUS VIRGINIANA LIVE OAK 36" BOX (MATCHING HI-CANOPY)	MUHLBERGIA CAPILLARIS PINK MUHLDEER GRASS 5 GALLON (QTY. XXX)
	QUERCUS VIRGINIANA LIVE OAK 24" BOX (MATCHING HI-CANOPY)	YUCCA RECURVIFOLIA SOFT LEAF YUCCA 5 GALLON
	PHOENIX DACTYLIFERA DATE PALM (MATCHING) 20 T.F. DIAMOND CUT, STRAIGHT, NO AERIAL ROOTS SHOWING.	ECHINOCACTUS GRUSONII GOLDEN BARREL CACTUS 10" ROUND (MATCHING)
	ACACIA ANEURA MULCA (SRP/APS APPROVED) 24" BOX (MATCHING)	AGAVE DESMETIANA SMOOTH AGAVE 5 GALLON
	CAESALPINIA CACALACO SMOOTHIE CASCALOTE 24" BOX (MATCHING)	DASYLIRION LONGISSIMA TOOTHLESS DESERT SPOON 5 GALLON
	FRAXINUS VELUTINA 'FAN-TEX' FAN-TEX ASH 24" BOX (MATCHING)	HERPESALOE PERPA 'STOPLIGHTS' STOP LIGHTS RED YUCCA 1 GALLON
LARGE SHRUBS		PACHYCREUS MARGINATUS MEXICAN FENCE POST 3-STALK GROUPING (2.5', 2', 1' TALL)
	TECOMA 'ORANGE JUBILEE' ORANGE JUBILEE 5 GALLON	GROUND COVER
	HERPESALOE FUNIFERA LITTLE GIANT (CIVANO) 15 GALLON	LANTANA X 'NEW GOLD' 'NEW GOLD' 1 GALLON
	CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE 5 GALLON	LANTANA MONTEVIDENSIS TRAILING PURPLE 1 GALLON
MEDIUM SHRUBS		EREMOPHILA GLABRA 'MINGENW GOLD' 5 GALLON
	EREMOPHILA MACULATA VALENTINE EMU BUSH 5 GALLON	ROSEMARINUS PROSTRATA TRAILING ROSMARY 5 GALLON
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY' 5 GALLON	INERT MATERIALS
	TECOMA STANS YELLOW BELLS 5 GALLON	1/2" SCREENED ROCK PROS CARMEL DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS
		3"-8" COBBLE (ROCK PROS CARMEL) DECOMPOSED GRANITE 8" DEPTH IN ALL LANDSCAPE AREAS
		CBL 3X3X3" SURFACE SELECT GRANITE BOULDER (BURY 1/3) MINIMUM 2000lbs EACH
		ARTIFICIAL TURF 'OWNERS SELECTION INSTALL PER MANUFACTURER



MATCH LINE SEE SHEET La.02

VISIBILITY TRIANGLE INFO:
VISIBILITY TRIANGLES ARE BASED ON CITY OF MESA PUBLIC STREET
ACCESS GUIDELINES.
STREET SPEED: 45 MPH
STREET CROSS SECTION 4LD
FIGURE 2.3 (50MPH DESIGN SPEED) SD=625'

T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
10446 N. 74th Street, Suite 150
Scottsdale, Arizona 85258
P:(602)266-0320
EMAIL: timmcqueen@tjmla.net



MEDINA STATION
SEC OF S. SIGNAL BUTTE AND W. SOUTHERN AVENUE
MESA, ARIZONA
DATE: 05.12.25 (PRELIMINARY)

La.01
RKAA#24082.50

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MATCH LINE SEE SHEET La.01

SIGNAL BUTTE

SIGNAL BUTTE

MATCH LINE SEE SHEET La.03

LANDSCAPE LEGEND

TREES

- PROSOPIS HYBRID 'PHOENIX'
-PHOENIX THORNLESS MESQUITE
24" BOX
- PISTACIA X
RED PUSH PISTACHE
36" BOX
- PROSOPIS 'PHOENIX'
PHOENIX THORNLESS MESQUITE
36" BOX
- QUERCUS VIRGINIANA
LIVE OAK
36" BOX (MATCHING HI-CANOPY)
- QUERCUS VIRGINIANA
LIVE OAK
24" BOX (MATCHING HI-CANOPY)
- PHOENIX DACTYLIFERA
DATE PALM (MATCHING)
20" T.F. DIAMOND CUT, STRAIGHT,
NO AERIAL ROOTS SHOWING.
- ACACIA ANEURA
MULGA (SRP/APS APPROVED)
24" BOX (MATCHING)
- CAESALPINIA CACALACO
'SMOOTHIE' CASCALOTE
24" BOX (MATCHING)
- FRAXINUS VELUTINA 'FAN-TEX'
FAN-TEX ASH
24" BOX (MATCHING)
- LARGE SHRUBS
- TECOMA 'ORANGE JUBILEE'
'ORANGE JUBILEE'
5 GALLON
- HESPERALOE FUNIFERA
LITTLE GIANT (CIVANO)
15 GALLON
- CAESALPINIA MEXICANA
MEXICAN BIRD OF PARADISE
5 GALLON
- MEDIUM SHRUBS
- EREMOPHILA MACULATA
VALENTINE EMU BUSH
5 GALLON
- LEUCOPHYLLUM LANGMANIAE
'LYNN'S LEGACY'
5 GALLON
- VINES
- TECOMA STANS
YELLOW BELLS
5 GALLON

ACCENTS

- RUSELLIA EQUITIFORMIS
CORAL FOUNTAIN
5 GALLON
- HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON
- HESPERALOE PERPA
BRAKE LIGHT RED YUCCA
5 GALLON
- MUHLENBERGIA CAPILLARIS
PINK MUHLYDEER GRASS
5 GALLON (QTY. XXX)
- YUCCA RECURVIFOLIA
SOFT LEAF YUCCA
5 GALLON
- ECHINOCACTUS GRUSONII
GOLDEN BARREL CACTUS
10" ROUND (MATCHING)
- AGAVE DESMETIANA
SMOOTH AGAVE
5 GALLON
- DASYLIRION LONGISSIMA
TOOTHLESS DESERT SPOON
5 GALLON
- HESPERALOE PERPA 'STOPLIGHTS'
STOP LIGHTS RED YUCCA
1 GALLON
- PACHYCREUS MARGINATUS
MEXICAN FENCE POST
3-STALK GROUPING (2.5', 2', 1' TALL)
- GROUND COVER
- LANTANA X 'NEW GOLD'
'NEW GOLD'
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- LANTANA MONTEVIDENSIS
TRAILING PURPLE
1 GALLON
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'MINGENOW GOLD'
5 GALLON
- ROSEMARINUS PROSTRATA
TRAILING ROSMARY
5 GALLON
- INERT MATERIALS
- 1/2" SCREENED ROCK PROS CARMEL
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS
- 3"-8" COBBLE (ROCK PROS CARMEL)
DECOMPOSED GRANITE
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GRANITE BOULDER (BURY 1/3)
MINIMUM 2000lbs EACH
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OWNER'S SELECTION
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FIGURE 2.3 (50MPH DESIGN SPEED) SD=625'

La.02

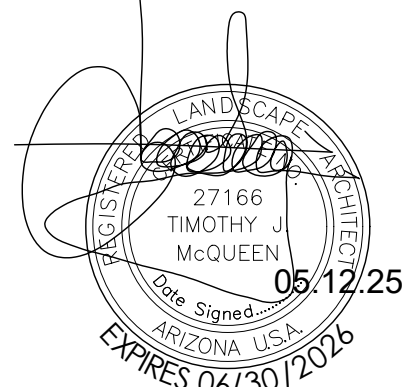
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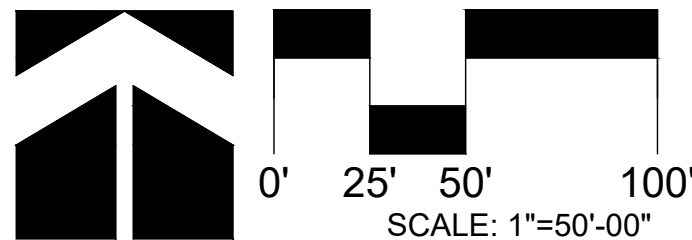
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LANDSCAPE PLAN



MEDINA STATION

SEC OF S. SIGNAL BUTTE AND W. SOUTHERN AVENUE

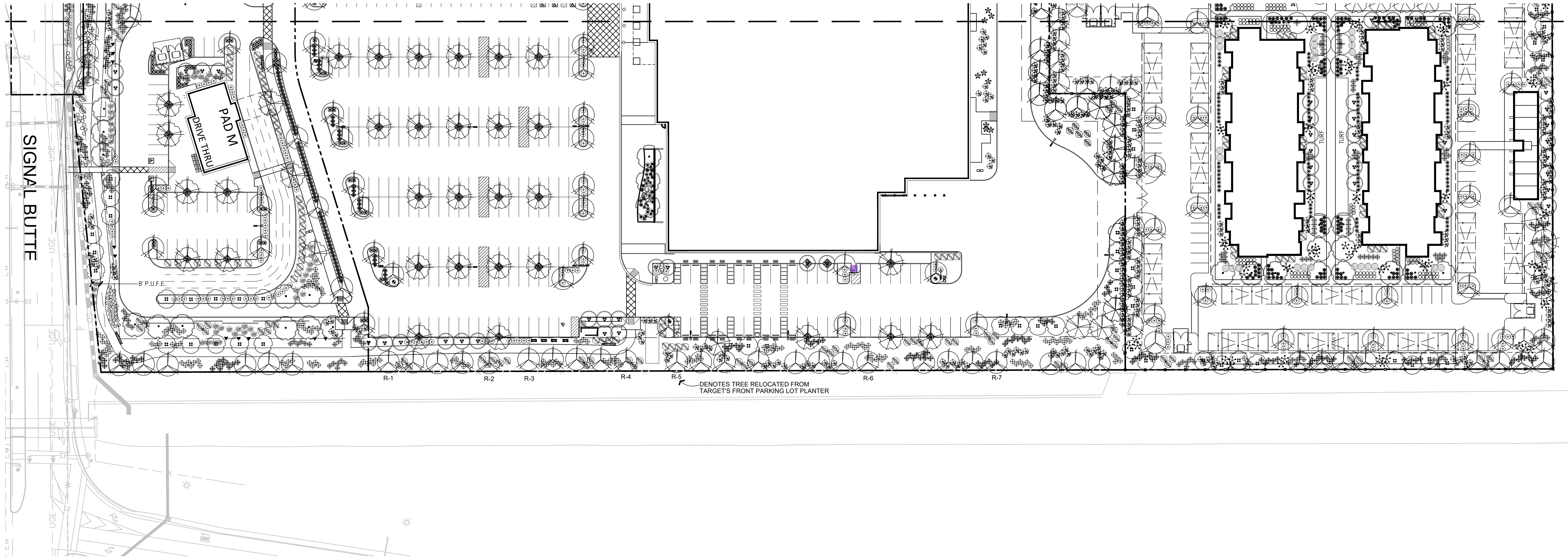
MESA, ARIZONA

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MATCH LINE SEE SHEET La.02



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LANDSCAPE LEGEND

TREES

- PROSOPIS HYBRID 'PHOENIX'
PHOENIX THORNLESS MESQUITE
24" BOX
- PISTACIA X
RED PUSH PISTACHE
36" BOX
- PROSOPIS 'PHOENIX'
PHOENIX THORNLESS MESQUITE
36" BOX
- QUERCUS VIRGINIANA
LIVE OAK
36" BOX (MATCHING HI-CANOPY)
- QUERCUS VIRGINIANA
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24" BOX (MATCHING HI-CANOPY)
- PHOENIX DACTYLIIFERA
DATE PALM (MATCHING)
20 T.F. DIAMOND CUT, STRAIGHT,
NO AERIAL ROOTS SHOWING.
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MULGA (SRP/APS APPROVED)
24" BOX (MATCHING)
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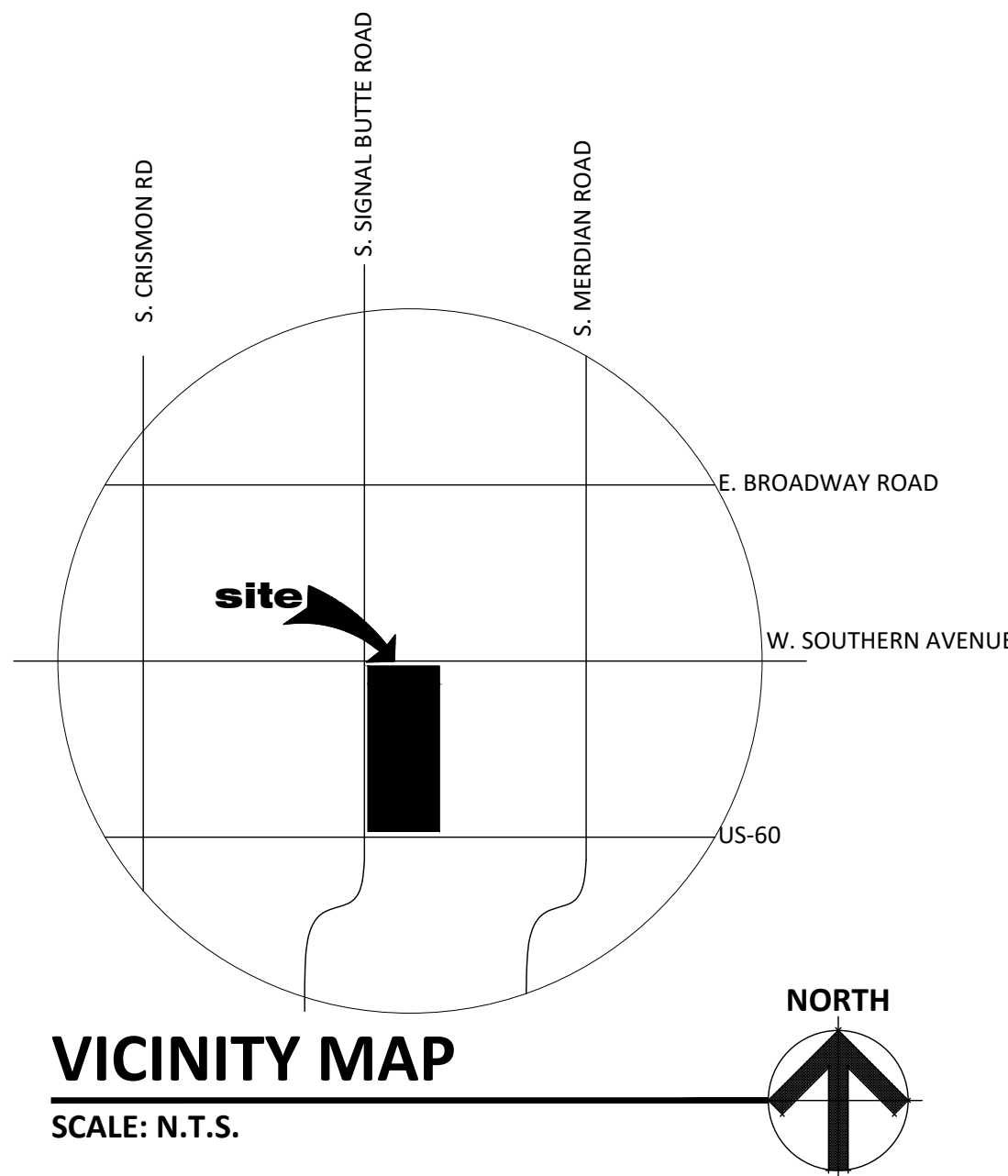
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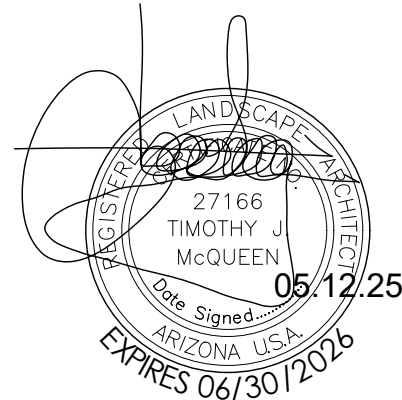


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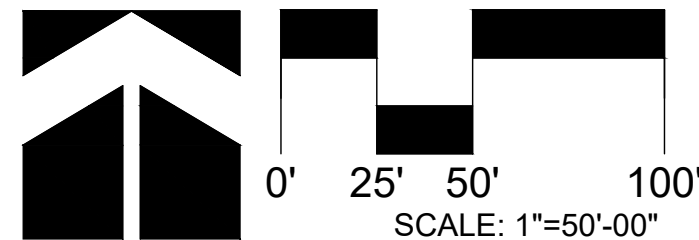
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EMAIL: timmcqueen@tjmla.net



LANDSCAPE PLAN



MEDINA STATION

SEC OF S. SIGNAL BUTTE AND W. SOUTHERN AVENUE

MESA, ARIZONA

DATE: 05.12.25 (PRELIMINARY)

La.03

RKAA#24082.50

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LANDSCAPE CALCULATIONS: RETAIL PORTION

SIGNAL BUTTE RD. (WEST)
PROPERTY LINE (PLANTABLE)= 1,971'

TREES REQUIRED

8-36" BOX
71-24" BOX

TREES PROVIDED

11-36" BOX
71-24" BOX

SHRUBS REQUIRED

474-5 GALLON

SHRUBS PROVIDED

1010-5 GALLON

SOUTHERN AVE. (NORTH)
PROPERTY LINE = 716'

TREES REQUIRED

3-36" BOX
26-24" BOX

TREES PROVIDED

12-36" BOX
42-24" BOX

SHRUBS REQUIRED

174-5 GALLON

SHRUBS PROVIDED

342-5 GALLON

SOUTH PROPERTY LINE
PROPERTY LINE = 923'

TREES REQUIRED

0-36" BOX
28-24" BOX

TREES PROVIDED

0-36" BOX
43-24" BOX

SHRUBS REQUIRED

93-5 GALLON

SHRUBS PROVIDED

289-5 GALLON

EAST PROPERTY LINE
PROPERTY LINE = 2,175'

TREES REQUIRED

0-36" BOX
66-24" BOX

TREES PROVIDED

0-36" BOX
102-24" BOX

SHRUBS REQUIRED

218-5 GALLON

SHRUBS PROVIDED

417-5 GALLON

PARKING LOT
PARKING STALLS = 1,463

TREES REQUIRED (183 TREES)

19-36" BOX
166-24" BOX

TREES PROVIDED (221 TREES)

40-36" BOX
181-24" BOX

SHRUBS REQUIRED (549 SHRUBS)

549-5 GALLON

SHRUBS PROVIDED (599 SHRUBS)

599-5 GALLON

LANDSCAPE COVERAGE
LANDSCAPE AREA = 309,406 SQ.FT.

LIVING COVERAGE REQUIRED (50%)

154,703 SQ.FT.

LIVING COVERAGE PROVIDED (58%)

179,455 SQ.FT.

SIDEWALK SHADING
SIDEWALK AREA = 26,758 SQ.FT.

SHADING REQUIRED (50%)

13,379 SQ.FT.

SHADING PROVIDED (74.8%)

20,041 SQ.FT.

FOUNDATION BASE CALCULATIONS: RETAIL PORTION

MAJOR A FOUNDATION BASE				
LOCATION	WALL LENGTH	LANDSCAPE DIST. (REQ)	PERCENT REQUIRED	LANDSCAPE DIST. (PROV)
FRONT	545'-0"	180'	33%	(190') 34.8%
SIDE	474'-0"	119'	25%	(187') 39%

MAJOR B FOUNDATION BASE				
LOCATION	WALL LENGTH	LANDSCAPE DIST. (REQ)	PERCENT REQUIRED	LANDSCAPE DIST. (PROV)
FRONT	250'-0"	82'-0"	33%	(98') 39%
SIDE	287'-0"	72'-0"	25%	(207') 72%

SHOPS A FOUNDATION BASE				
LOCATION	WALL LENGTH	LANDSCAPE DIST. (REQ)	PERCENT REQUIRED	LANDSCAPE DIST. (PROV)
FRONT	161'-0"	53'-0"	33%	(55')34%
SIDE	142'-0"	33'-0"	25%	(133')93%

SHOPS C FOUNDATION BASE				
LOCATION	WALL LENGTH	LANDSCAPE DIST. (REQ)	PERCENT REQUIRED	LANDSCAPE DIST. (PROV)
FRONT	96'-0"	32'-0"	33%	(34')35%
SIDE	92'-0"	23'-0"	25%	(33')36%

SHOPS D FOUNDATION BASE				
LOCATION	WALL LENGTH	LANDSCAPE DIST. (REQ)	PERCENT REQUIRED	LANDSCAPE DIST. (PROV)
FRONT	96'-0"	32'-0"	33%	(57')59%
SIDE	132'-0"	33'-0"	25%	(81')61%

SHOPS E FOUNDATION BASE				
LOCATION	WALL LENGTH	LANDSCAPE DIST. (REQ)	PERCENT REQUIRED	LANDSCAPE DIST. (PROV)
FRONT	103' - 0"	34'-0"	33%	(60') 58%
SIDE	N/A	N/A	25%	N/A

SHOPS F FOUNDATION BASE				
LOCATION	WALL LENGTH	LANDSCAPE DIST. (REQ)	PERCENT REQUIRED	LANDSCAPE DIST. (PROV)
FRONT	125'-0"	41'-0"	33%	(65') 52%
SIDE	120'-0"	30'-0"	25%	(91') 76%

PAD A FOUNDATION BASE				
LOCATION	WALL LENGTH	LANDSCAPE DIST. (REQ)	PERCENT REQUIRED	LANDSCAPE DIST. (PROV)
FRONT	66'-0"	22'-0"	33%	(23') 34%
SIDE	109'-0"	27'-0"	25%	(108') 99%

PAD B FOUNDATION BASE				
LOCATION	WALL LENGTH	LANDSCAPE DIST. (REQ)	PERCENT REQUIRED	LANDSCAPE DIST. (PROV)
FRONT	68'-0"	22'-0"	33%	(27') 40%
SIDE	92'-0"	23'-0"	25%	(50') 54%

PAD C FOUNDATION BASE				
LOCATION	WALL LENGTH	LANDSCAPE DIST. (REQ)	PERCENT REQUIRED	LANDSCAPE DIST. (PROV)
FRONT	82'-0"	27'-0"	33%	(39') 47%
SIDE	120'-0"	30'-0"	25%	(38') 32%

PAD D FOUNDATION BASE				
LOCATION	WALL LENGTH	LANDSCAPE DIST. (REQ)	PERCENT REQUIRED	LANDSCAPE DIST. (PROV)
FRONT	169'-0"	56'-0"	33%	(57') 34%
SIDE	123'-0"	31'-0"	25%	(47') 38%

PAD E FOUNDATION BASE				
LOCATION	WALL LENGTH	LANDSCAPE DIST. (REQ)	PERCENT REQUIRED	LANDSCAPE DIST. (PROV)
FRONT	76'-0"	25'-0"	33%	(26') 34%
SIDE	132'-0"	33'-0"	25%	(80') 60%

PAD G FOUNDATION BASE				
LOCATION	WALL LENGTH	LANDSCAPE DIST. (REQ)	PERCENT REQUIRED	LANDSCAPE DIST. (PROV)
FRONT	75'-0"	25'-0"	33%	(27') 36%
SIDE	113'-0"	28'-0"	25%	(79') 70%

PAD H FOUNDATION BASE				
LOCATION	WALL LENGTH	LANDSCAPE DIST. (REQ)	PERCENT REQUIRED	LANDSCAPE DIST. (PROV)
FRONT	91'-0"	30'-0"	33%	(33) 36%
SIDE	102'-0"	26'-0"	25%	(54) 53%

PAD J FOUNDATION BASE				
LOCATION	WALL LENGTH	LANDSCAPE DIST. (REQ)	PERCENT REQUIRED	LANDSCAPE DIST. (PROV)
FRONT	91'-0"	30'-0"	33%	(33) 36%
SIDE	61'-0"	15'-0"	25%	(132) 100%

PAD K FOUNDATION BASE				
LOCATION	WALL LENGTH	LANDSCAPE DIST. (REQ)	PERCENT REQUIRED	LANDSCAPE DIST. (PROV)
FRONT	61'-0"	20'-0"	33%	(64') 100%
SIDE	83'-0"	21'-0"	25%	(92') 100%

PAD L FOUNDATION BASE				
LOCATION	WALL LENGTH	LANDSCAPE DIST. (REQ)	PERCENT REQUIRED	LANDSCAPE DIST. (PROV)
FRONT	79'-0"	26'-0"	33%	(27) 34%
SIDE	129'-0"	32'-0"	25%	(95) 74%

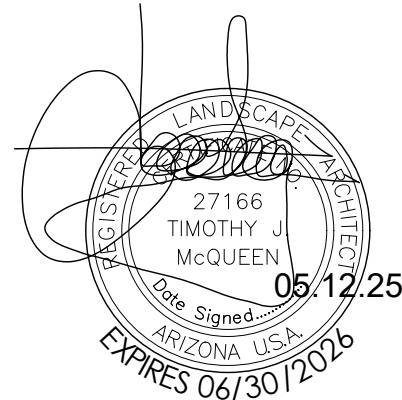
PAD M FOUNDATION BASE				
LOCATION	WALL LENGTH	LANDSCAPE DIST. (REQ)	PERCENT REQUIRED	LANDSCAPE DIST. (PROV)
FRONT	72'-0"	24'-0"	33%	(27) 38%
SIDE	90'-0"	23'-0"	25%	(45) 50%

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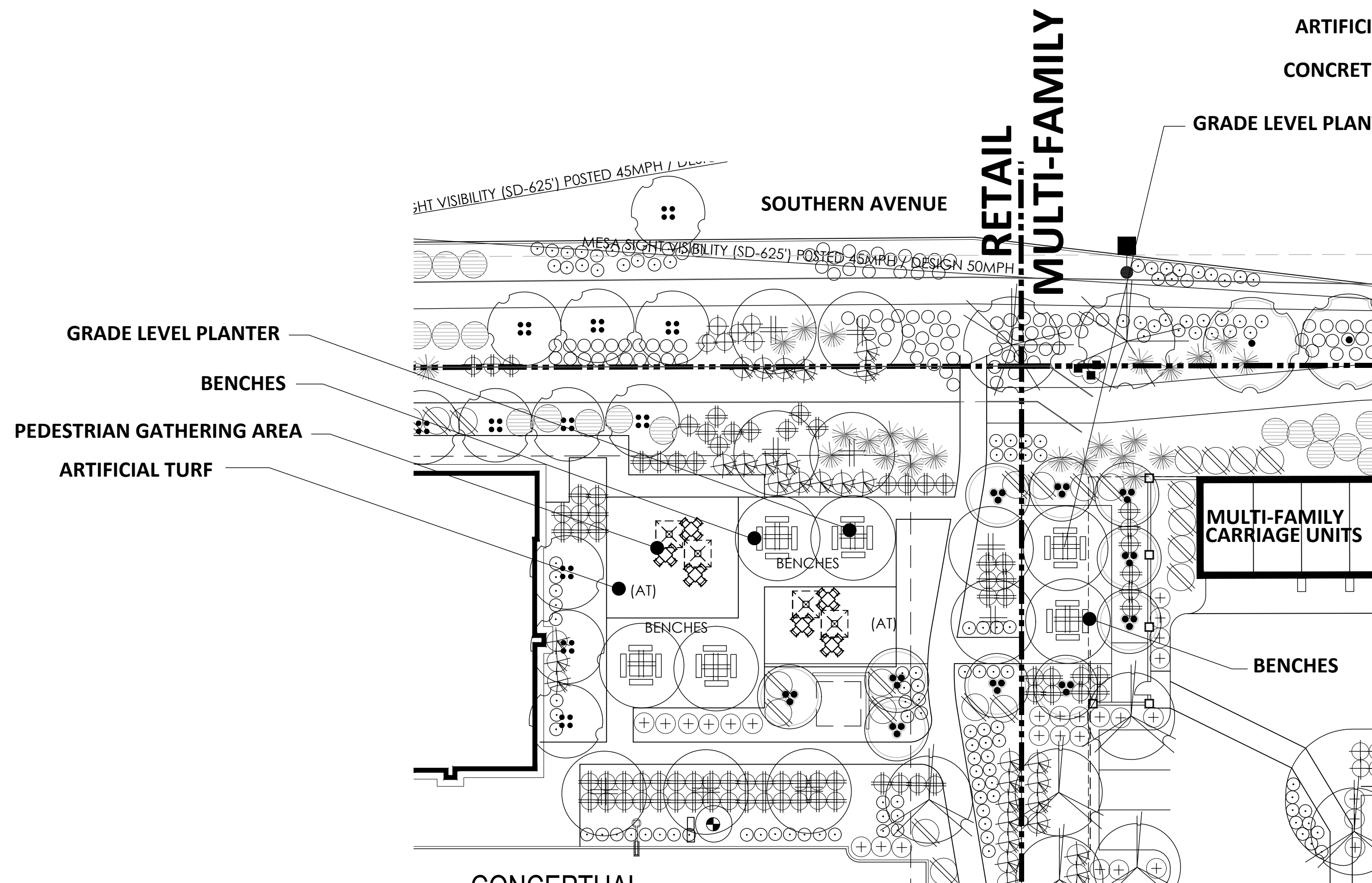
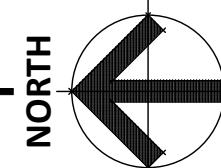
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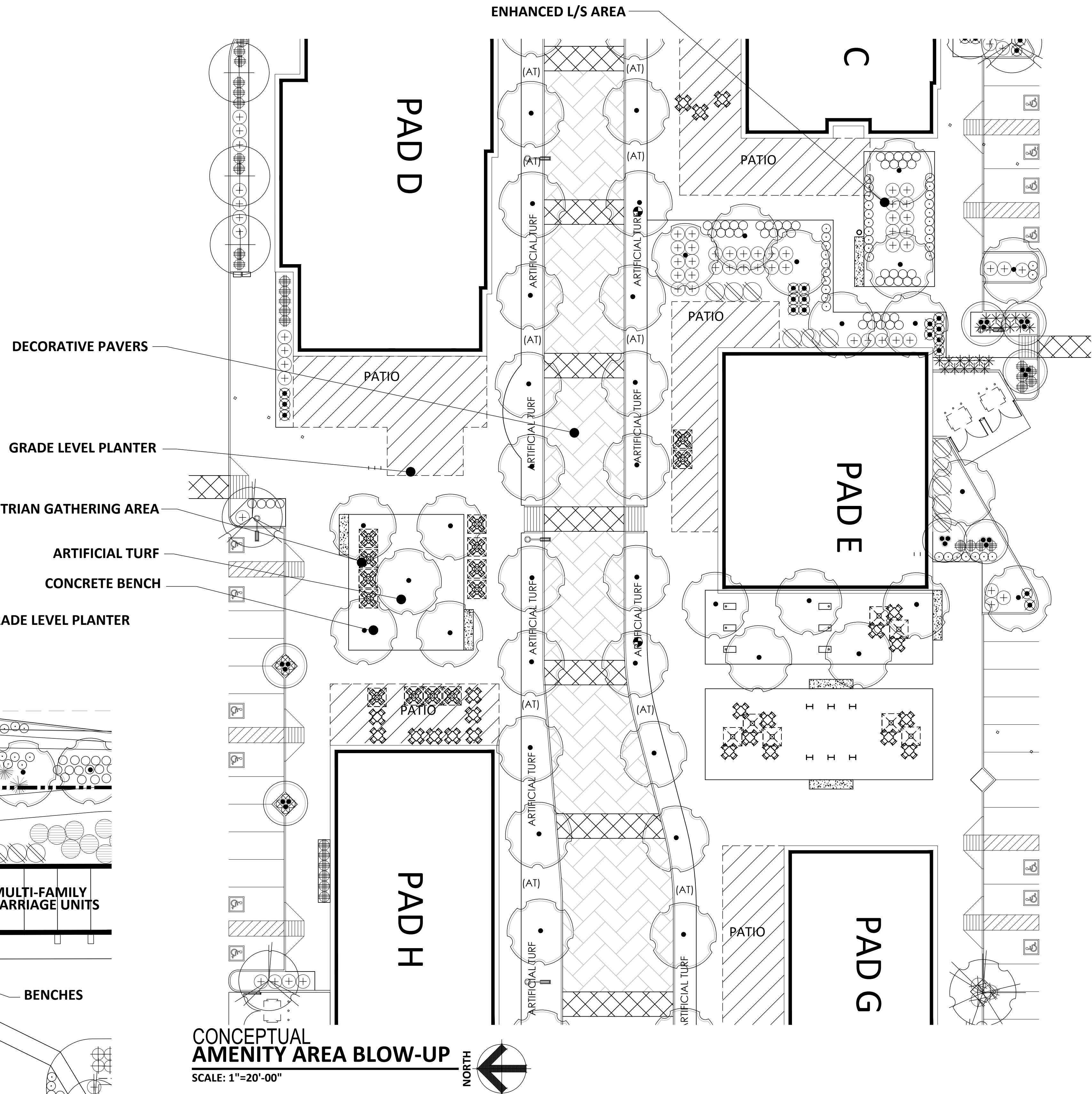
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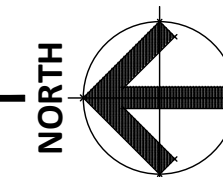
**CONCEPTUAL
 AMENITY AREA BLOW-UP**
 SCALE: 1"=20'-00"



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**CONCEPTUAL
 AMENITY AREA BLOW-UP**
 SCALE: 1"=20'-00"



La.05

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