

PARCELS 5-1 AND 5-2, PER BK 1414, PG 30, M.C.R. A PORTION OF THE
NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF
THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

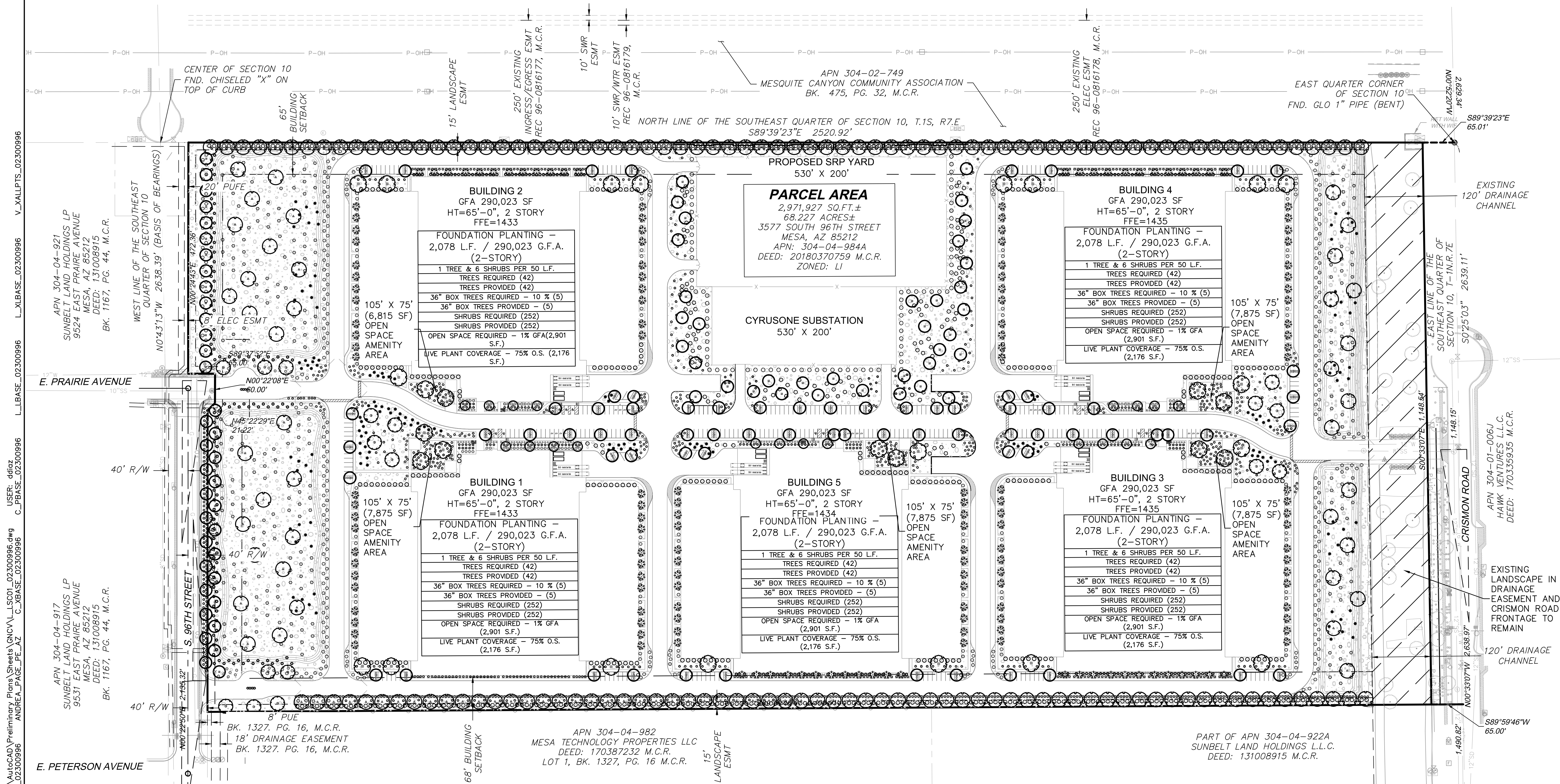


1. THE WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS AND THE MOST CURRENT EDITION(S) OF THE COUNTY STANDARDS AND THE CITY ADDENDUMS TO THOSE STANDARDS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN COPIES OF THESE STANDARDS, SPECIFICATIONS AND DRAWINGS, AS WELL AS ALL OTHER STANDARDS AND SPECIFICATIONS WHICH MAY BE NECESSARY TO COMPLETELY AND ACCURATELY INTERPRET THESE PLANS.
2. ALL QUANTITIES SHOWN ARE APPROXIMATE AND ARE FURNISHED SOLELY FOR THE CONTRACTOR'S CONVENIENCE. CONTRACTOR SHALL VERIFY QUANTITIES SHOWN ON THE PLANS AND BASE THEIR BID ACCORDINGLY. IN THE CASE OF ANY DISCREPANCIES, PLANS SHALL OVERRIDE THE LANDSCAPE AND BID SCHEDULE QUANTITIES.
3. SITE GRADING NECESSITATED BY THE WORK AS IT PROGRESSES AND NOT SPECIFICALLY CALLED OUT ON THE PLANS WILL BE CONSIDERED INCIDENTAL WORK.
4. ALL LANDSCAPE AREAS SHALL BE UNIFORMLY GRADED SO THAT FINISHED SURFACES CONFORM TO THE TYPICAL SECTIONS AND PROPOSED GRADES SHOWN. FINISHED SURFACES SHALL BE REASONABLY SMOOTH, COMPACTED AND FREE FROM IRREGULAR SURFACE DRAINAGE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING THE FINISH GRADE AND SHALL BEAR FINAL RESPONSIBILITY FOR PROPER SURFACE DRAINAGE OF PLANTED AREAS.
5. PRIOR TO COMMENCEMENT OF ANY WORK, IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY THE PRESENT LOCATION OF ANY AND ALL EXISTING OVERHEAD AND/OR UNDERGROUND UTILITIES THAT MAY INTERFERE WITH THIS CONSTRUCTION, WHETHER OR NOT SAID UTILITIES ARE SHOWN ON THE CONSTRUCTION PLANS FOR THIS PROJECT AND TO ADEQUATELY PROTECT AND MAINTAIN ANY SUCH UTILITIES. HAND EXCAVATE, AS REQUIRED. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES CAUSED AS A RESULT OF HIS WORK.
6. EXCAVATE PITS, AS SHOWN ON DRAWINGS AND SCHEDULES. LOOSEN HARD SUBSOIL IN BOTTOM OF PIT. TEST DRAINAGE OF TREE, SHRUB AND PLANT PITS BY FILLING WITH WATER TWICE IN SUCCESSION. CONDITIONS PERMITTING THE RETENTION OF WATER IN PLANTING PITS FOR MORE THAN TWENTY-FOUR (24) HOURS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. SUBMIT IN WRITING A PROPOSAL FOR THE CORRECTION TO THE LANDSCAPE ARCHITECT FOR APPROVAL BEFORE PROCEEDING WITH WORK.
7. IF UNDERGROUND OBSTRUCTIONS ARE ENCOUNTERED IN EXCAVATION FOR PLANTING OF TREES, SHRUBS, OR PLANTS NOTIFY LANDSCAPE ARCHITECT. NEW LOCATIONS MAY BE SELECTED BY LANDSCAPE ARCHITECT OR INSTRUCTIONS MAY BE ISSUED TO DIRECT REMOVAL OF OBSTRUCTION. PROCEED WITH WORK ONLY AFTER APPROVAL OF LANDSCAPE ARCHITECT.
8. ALL VALVES, CLEAN-OUTS, METERS, AND BOXES (INCLUDING IRRIGATION) SHALL BE ADJUSTED TO FINISH GRADE AND SHALL BE INCIDENTAL TO CONSTRUCTION WORK.
9. DO NOT MAKE SUBSTITUTIONS. IF SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY FROM AT LEAST THREE SOURCES TO LANDSCAPE ARCHITECT WITH PROPOSAL FOR USE OF EQUIVALENT MATERIAL FOR FINAL APPROVAL.
10. ROOT BARRIERS TO BE INSTALLED WHEN TREES ARE LOCATED WITHIN FIVE (5) FEET OF SIDEWALKS, CURBS, PAVEMENT OR WALLS.

1. REQUIRED TREES SHALL BE MINIMUM SIZE AS SPECIFIED IN THE ARIZONA NURSERY ASSOCIATION "RECOMMENDED TREE SPECIFICATIONS" LATEST EDITION. 11-33-2(B)
2. ALL LANDSCAPE MATERIAL INSTALLED SHALL BE MAINTAINED BY OWNER/OR LESSEE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN. 11-33-2(I)
3. NOTE EITHER A "FORMAL" OR "NATURAL" LANDSCAPE MAINTENANCE PROGRAM AND THAT THE LANDSCAPE SHALL BE MAINTAINED IN ACCORDANCE WITH THE BEST MANAGEMENT PRACTICE OF THE LANDSCAPING INDUSTRY. 11-33-2(I)4.
4. ALL TREES AND SHRUBS LOCATED IN THE LINE-OF-SIGHT WILL BE MAINTAINED FOR A CLEAR AREA BETWEEN 3' TO 7' AND SHOW LINE OF SIGHT ON LANDSCAPE PLAN.
5. REQUIRED LANDSCAPE AREAS SHALL BE FREE FROM ENCROACHMENT BY ANY USE, STRUCTURE, VEHICLE OR FEATURE NOT A PART OF THE LANDSCAPING DESIGN. 11-33-2(A)
6. BACKFLOW PREVENTERS 2" OR LARGER SHALL BE SCREENED WITH LANDSCAPE MATERIAL LOCATED WITHIN A 6' RADIUS OF THE BACKFLOW PREVENTERS. ALL BACKFLOW PREVENTERS LESS THAN 2" SHALL BE PLACED IN A WIRE MESH BASKET AND PAINTED GREEN. (THE POLICE DEPARTMENT'S CRIME PREVENTION DIVISION HAS REQUESTED THE CHANGE TO GREEN TO DISCOURAGE THEFT.)

PRELIMINARY LANDSCAPE PLAN
CYRUSONE - MESA ERTC

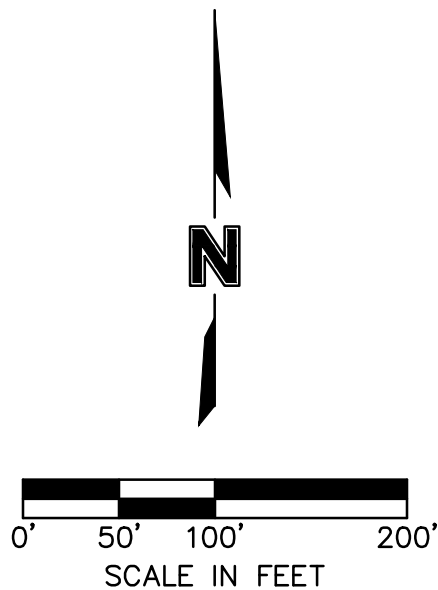
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96TH STREET FRONTAGE - 692 L.F.	
1 TREE & 6 SHRUBS PER 25 L.F.	
TREES REQUIRED (28)	
TREES PROVIDED (28)	
36" BOX TREES REQUIRED - 25 % (7)	
36" BOX TREES PROVIDED - (7)	
24" BOX TREES REQUIRED - 50 % (14)	
24" BOX TREES PROVIDED - (14)	
SHRUBS REQUIRED (168)	
SHRUBS PROVIDED (168)	

INTERIOR PARKING LOT LANDSCAPE	
1 TREE & 3 SHRUBS PER ISLAND	
LANDSCAPE ISLANDS (71)	
TREES PROVIDED (71)	
36" BOX TREES REQUIRED - 10 % (8)	
36" BOX TREES PROVIDED - (8)	
SHRUBS REQUIRED (213)	
SHRUBS PROVIDED (213)	

VEGETATION CREDIT TABLE			
TYPE OF PLANT MATERIAL	CREDIT IN S.F.	QTY ON PLAN	S.F. CREDIT
EVERGREEN TREES	100	326	32,600
ORNAMNETAL TREE	25	187	4,675
SHADE TREE	50	48	2,400
EVERGREEN GROUNDCOVER	25	1,732	43,300
LARGE SHRUB	50	1,899	94,950
MEDIUM SHRUB	25	1,099	27,475
TOTAL (S.F.):		205,400	
ON-SITE OPEN SPACE (S.F.):		853,963	
VEGETATION COVERAGE (%):		24.05	



olsson



REV. NO.	DATE	REVISIONS DESCRIPTION

PRELIMINARY IMPROVEMNT PLAN CONCEPTUAL LANDSCAPE PLAN	CYRUSONE - MESA ERTC 3255 SOUTH 96TH STREET MESA, ARIZONA	2024
		REVISIONS

drawn by:
designed by:
checked by:
project no.:
date: 05.03.2024