

MAIN STREET (NORTH)

PROPERTY LINE = 248'
10 TREES REQUIRED
10 TREES PROVIDED (9-36" box equiv., 1-new 36" box)
6 TREES IN THE R.O.W., 4 TREES ON-SITE
60 SHRUBS REQUIRED
60 SHRUBS PROVIDED
44 SHRUBS IN THE R.O.W., 16 SHRUBS ON-SITE

WEST PROPERTY LINE

PROPERTY LINE = 265'
8 TREES REQUIRED
12 TREES PROVIDED (12-36" box equiv.)
53 SHRUBS REQUIRED
53 SHRUBS PROVIDED

SOUTH PROPERTY LINE

PROPERTY LINE = 248'
8 TREES REQUIRED
8 TREES PROVIDED (8-36" box equiv.)
50 SHRUBS REQUIRED
50 SHRUBS PROVIDED

LANDSCAPE COVERAGE

LANDSCAPE AREA: 10,667 SQ.FT.
LANDSCAPE COVERAGE REQUIRED: 5,334 SQ.FT. (50%)
LANDSCAPE COVERAGE PROVIDED: 6,133 SQ.FT. (57%)

HORNE ROAD (EAST)

PROPERTY LINE = 265'
11 TREES REQUIRED
11 TREES PROVIDED (3-36" box equiv. 8-new 36" box)
8 TREES IN THE R.O.W., 3 TREES ON-SITE
64 SHRUBS REQUIRED
66 SHRUBS PROVIDED
51 SHRUBS IN THE R.O.W., 15 SHRUBS ON-SITE

PARKING LOT

NON-COMPLIANT PARKING WILL BE ADDED TO THE SCIP
PARKING STALLS = 62
12 TREES REQUIRED (2-36" box, 10-24" box)
12 TREES PROVIDED (12-36" box)
36 SHRUBS REQUIRED (5-gallon)
40 SHRUBS PROVIDED (5-gallon)

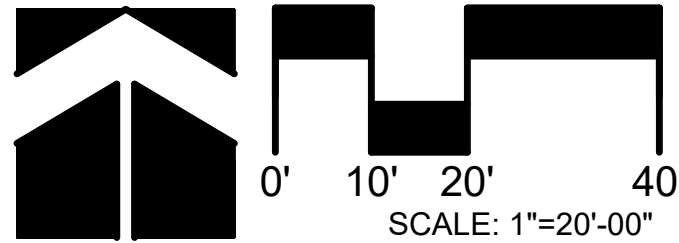
FOUNDATION BASE:

BUILDING PERIMETER: 500 L.F.T.
TREES REQUIRED: 12 TREES (2-36" BOX, 10-24" BOX)
TREES PROVIDED: 12 TREES (8-36" BOX EQUIV., 4-24" BOX)
NORTH ELEVATION: (115') 42' PROVIDED (37%)
SOUTH ELEVATION: (115') 52' PROVIDED (45%)
EAST ELEVATION: (135') 52' PROVIDED (45%)
WEST ELEVATION: (135') 135' PROVIDED (100%)

EXISTING LANDSCAPE LEGEND

- EXISTING TREE
PROTECT FROM CONSTRUCTION
- EXISTING SHRUB
PROTECT FROM CONSTRUCTION
- PISTACHE X 'RED-PUSH'
RED PUSH PISTACHE
36" BOX
- ACACIA ANEURA
MULGA (SRP/APS APPROVED)
24" BOX
- TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON
- RUPELLIA PENINSULARIS
BAJA RUPELLIA
5 GALLON
- CAESALPINIA MEXICANA
MEXICAN BIRD OF PARADISE
5 GALLON
- PODRANEA RICASOLINA
PINK TRUMPET VINE
5 GALLON
- LANTANA MONTEVIDENSIS
'GOLD MOUND'
1 GALLON
- 1/2" MINUS MADISON GOLD
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

LANDSCAPE PLAN



CITY OF MESA LANDSCAPE NOTES

- 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 TREES SHALL BE PROVIDED IN EQUAL NUMBERS OF 15 GALLON SIZE AND 24" BOX SIZE OR LARGER.
- REQUIRED SHRUBS SHALL HAVE A MATURE GROWTH HEIGHT OF 18" AT LEAST 50% OF REQUIRE SHRUBS SHALL BE 5 GALLON SIZE.
- PLANT MATERIAL SHALL BE CALCULATED BASED ON A LINEAR MODULE OF 25 FEET. TREES AND SHRUBS MAY BE CLUSTERED.

ARTERIAL STREET:

(2) TREES AND (6) SHRUBS PER 25' OF STREET FRONTAGE

MAJOR, MIDSECTION COLLECTOR STREET:

(2) TREES AND (6) SHRUBS PER 25' OF STREET FRONTAGE

COLLECTOR/INDUSTRIAL/COMMERCIAL STREET:

(1) TREES AND (4) SHRUBS PER 25' OF STREET FRONTAGE

PUBLIC OR PRIVATE LOCAL STREET:

(1) TREES AND (4) SHRUBS PER 25' OF STREET FRONTAGE

7. PLANT MATERIAL SIZES REQUIRED:

TREES: (TOTAL REQUIRED TREES:)

25% SHALL BE 36" BOX OR LARGER
50% SHALL BE 24" BOX OR LARGER
NO TREES LESS THAN 15 GALLON

SHRUBS: (TOTAL REQUIRED SHRUBS:)

50% SHALL BE 5 GALLON OR LARGER.
NO SHRUBS LESS THAN 1 GALLON

8. 1 TREES AND 3 SHRUBS FOR EVERY 15' PARKING ISLAND
PARKING SHALL BE INSTALLED @ EACH END OF ROW OF STALLS AND
IN BETWEEN FOR MAXIMUM OF EIGHT CONTIGUOUS PARKING SPACES

9. FOUNDATION LANDSCAPING: LANDSCAPING TO A MINIMUM HEIGHT OF 18" IS
REQUIRED IMMEDIATELY ADJACENT TO, OR PROVIDED IN PLANTER AREAS
ADJACENT TO BUILDING, WHICH HAVE FRONTAGE ON A PUBLIC STREET.
PLANTING AREAS MUST BE A MIN. OF 5' WIDE AND A MIN. OF 50%
PLANT COVERAGE.

10. 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".

11. THE REQUIRED BACKFLOW PREVENTION ASSEMBLY
SHALL BE MANUFACTURER AND MODEL NUMBER DESIGNATED
IN THE CURRENT CITY OF MESA LIST OF APPROVED BACKFLOW
PREVENTION ASSEMBLIES".

12. ALL WORK WILL BE DONE UNDER SEPARATE PERMIT
FOR SIGNS".

13. ALL LANDSCAPING INSTALLED WITH THIS PROJECT TO BE MAINTAINED
BY OWNERS ASSOC. OR OWNERS ASSOCIATION OF COMMERCIAL
SUBDIVISION OR MANAGEMENT COMPANY IF COMMERCIAL RENTALS

14. THAT ALL TREES AND SHRUBS LOCATED IN LINE-OF-SIGHT
WILL BE MAINTAINED TO A CLEAR AREA BETWEEN OF 3' TO 7'

15. RIP-RAP MUST BE ON NATURAL MATERIALS MATCHING D.G. COLORS
CONCRETE OR GUNITE MUST BE COLORED TO MATCH D.G. COLOR

16. 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.

17. 10% OF TOTAL TREES IN PARKING SHALL BE 36" BOX OR LARGER.

VISIBILITY TRIANGLE INFO:

VISIBILITY TRIANGLES ARE BASED ON CITY OF MESA PUBLIC STREET ACCESS
GUIDELINES DATED FEB. 15, 2005.

STREET SPEED: 45 MPH
STREET CROSS SECTION 4LU
FIGURE 2.3 (50MPH DESIGN SPEED) SD=625'

ADDITIONAL NOTES:

THIS LANDSCAPE IS TO BE MAINTAINED ON A WEEKLY BASIS
USING A NATURAL MAINTENANCE PROGRAM AND SHALL BE
MAINTAINED IN ACCORDANCE WITH THE BEST MANAGEMENT
PRACTICE OF THE LANDSCAPE INDUSTRY.

PLANT MATERIAL WITHIN THE SIGHT DISTANCE TRIANGLE SHALL
NOT EXCEED 30-INCHES IN HEIGHT AT FULL MATURITY. (1105.4)
TREES PLANTED WITHIN THE SIGHT DISTANCE TRIANGLES SHALL
BE 24-INCH TO 42-INCH BOX SPECIMENS WITH NO BRANCHES
LOWER THAN 8-FEET ABOVE THE SIDEWALK ELEVATION, AND
14-FEET OVER VEHICULAR TRAFFI WAYS.

ALL LANDSCAPE AREAS WILL BE MAINTAINED BY THIS OWNER
OR LESSEE IN ACCORDANCE WITH THESE APPROVED PLANS

REQUIRED LANDSCAPE AREAS SHALL BE FREE FROM EN-
CROACHMENT BY ANY USE, STRUCTURE, VEHICLE OR FEATURE
NOT PART OF THE LANDSCAPE DESIGN.



T.J. McQUEEN & ASSOCIATES, INC.

LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING

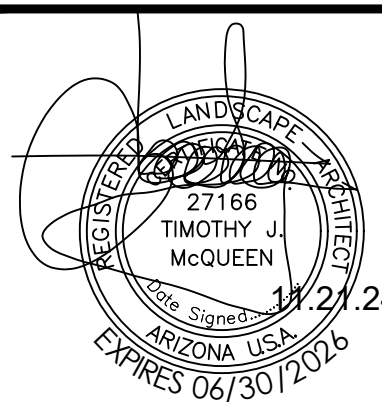
10450 N. 74th Street, Suite 120
Scottsdale, Arizona 85258

P: (602) 285-0320
EMAIL: timmqueen@tjma.net

ASSOCIATED RETINA CONSULTANTS

755 E. MAIN STREET

MESA, ARIZONA 85204



SHEET TITLE:	
LANDSCAPE	
ISSUE DATE:	10.17.24
DRAWN BY:	STAFF
CHECKED BY:	TJMCQ
PROJECT No.:	24211
SHEET:	

La.01