

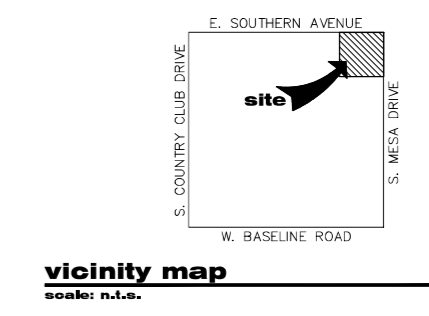
OVERALL LANDSCAPE PLAN
 scale: 1" = 40'-0"
 north

LANDSCAPE CALCULATION TABLE:

MESA DRIVE PROPERTY LINE = 455' (1 TREE, 6 SHRUBS PER 25 L.F.T.) 18 TREES REQUIRED (36" BOX) 2 TREES PROVIDED (EXISTING) 108 SHRUBS REQUIRED (5 GALLON) 30 SHRUBS PROVIDED	SOUTH PROPERTY LINE PROPERTY LINE = 600' (4 TREES-NON DECID., 20 SHRUBS PER 100 L.F.T.) 24 TREES REQUIRED (24" BOX) 1 TREE PROVIDED (EXISTING) 120 SHRUBS REQUIRED (5 GALLON) 75 SHRUBS PROVIDED (EXISTING)	PARKING LOT PARKING STALLS = 19 57 TREES REQUIRED (24" BOX) 51 TREES PROVIDED (36" BOX) 171 SHRUBS REQUIRED (5 GALLON) 153 SHRUBS PROVIDED (5 GALLON) *36" BOX USED TO COUNT TOWARDS FOUNDATION TREE REQUIREMENTS
SOUTHERN AVENUE PROPERTY LINE = 450' (1 TREE, 6 SHRUBS PER 25 L.F.T.) 18 TREES REQUIRED (36" BOX) 0 TREES PROVIDED 108 SHRUBS REQUIRED (5 GALLON) 55 SHRUBS PROVIDED (5 GALLON)	WEST PROPERTY LINE PROPERTY LINE = 604' (3 TREES, 20 SHRUBS PER 100 L.F.T.) 18 TREES REQUIRED (24" BOX) 0 TREES PROVIDED 120 SHRUBS REQUIRED (5 GALLON) 99 SHRUBS PROVIDED (5 GALLON)	LANDSCAPE COVERAGE LANDSCAPE AREA: 52,726 SQ.FT. LANDSCAPE COVERAGE REQUIRED: 26,363 SQ.FT. (50%) LANDSCAPE COVERAGE PROVIDED: 26,509 SQ.FT. (50%)

LANDSCAPE LEGEND

- QUERCUS VIRGINIANA
HIVE OAK
36" BOX (29)
- CAESALPINIA CACALACO
CASCALOTE
36" BOX (7)
- EXISTING TREE
PROTECT FROM CONSTRUCTION
- TREE BEING REMOVED
DUE TO NEW CONSTRUCTION
- EXISTING SHRUB
PROTECT FROM CONSTRUCTION
- TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON (27)
- EREMOPHILA MACULATA
VALENTINE EMU BUSH
5 GALLON (293)
- HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON (79)
- HESPERALOE PARVIFLORA
YELLOW YUCCA
5 GALLON (60)
- PODRANEA RICASOLINA
PINK TRUMPET VINE
5 GALLON (6)
- BOUGAINVILLEA 'BARBARA KARST'
BOUGAINVILLEA
5 GALLON (8)
- LANTANA MONTEVIDENSIS
'GOLD MOUND'
1 GALLON (218)
- LANTANA MONTEVIDENSIS
TRAILING PURPLE
1 GALLON (112)
- 1/2" MINUS MADISON GOLD
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS



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INVENTORY LEGEND

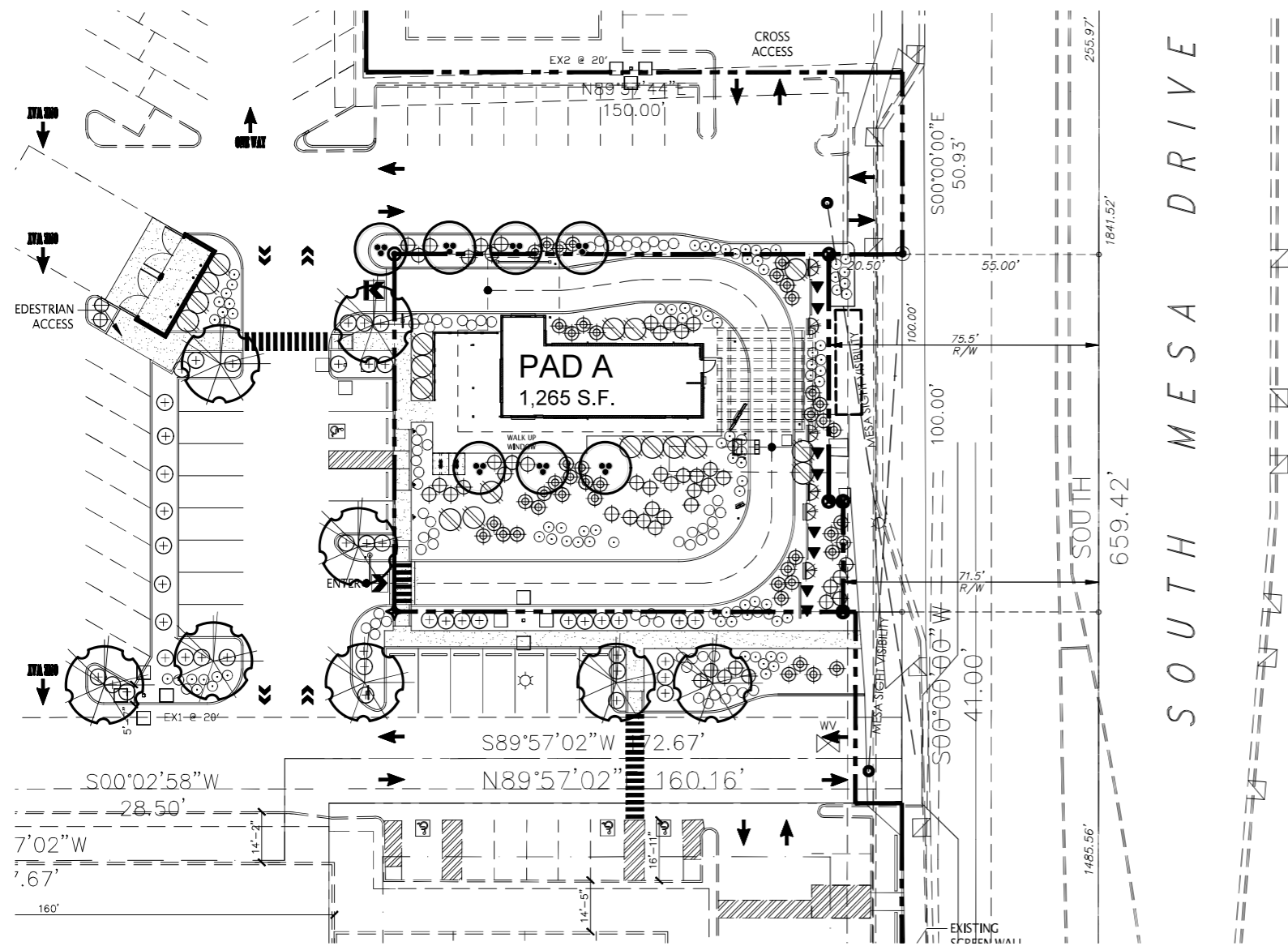
TAG NO.	COMMON NAME	BOTANICAL NAME	Caliper (in)	Height (ft)	Width (ft)	PLANT CONDITION	INTENDED DESIGNATIONS	REASON FOR NS
NS T-1			18	40	20	GOOD CONDITION	R	
NS T-2	OAK	QUERCUS VIRGINIANA	5	14	8	GOOD CONDITION	R	
NS T-3			14	20	20	GOOD CONDITION	R	
NS T-4	OAK	QUERCUS VIRGINIANA	7	16	14	GOOD CONDITION	R	
NS T-5			6	14	6	GOOD CONDITION	D	LOCATION
NS T-6	NATIVE MESQUITE	PROSOPIS VELUTINA	8	17	12	GOOD CONDITION	R	
NS T-7	NATIVE MESQUITE	PROSOPIS VELUTINA	10	22	16	GOOD CONDITION	R	
NS T-8	NATIVE MESQUITE	PROSOPIS VELUTINA	8	15	13	GOOD CONDITION	R	
NS T-9	OAK	QUERCUS VIRGINIANA	2	5	1	GOOD CONDITION	R	
NS T-10	OAK	QUERCUS VIRGINIANA	4	5	2	GOOD CONDITION	D	LOCATION
NS T-11	OAK	QUERCUS VIRGINIANA	2	5	2	GOOD CONDITION	D	LOCATION
NS T-12	OAK	QUERCUS VIRGINIANA	2	6	3	GOOD CONDITION	D	LOCATION
NS T-13	OAK	QUERCUS VIRGINIANA	4	6	2	GOOD CONDITION	R	
NS T-14	OAK	QUERCUS VIRGINIANA	4	6	2	GOOD CONDITION	R	
NS T-15	OAK	QUERCUS VIRGINIANA	6	8	4	GOOD CONDITION	R	
NS T-16	OAK	QUERCUS VIRGINIANA	4	6	2	GOOD CONDITION	R	
NS T-17	OAK	QUERCUS VIRGINIANA	4	6	4	GOOD CONDITION	R	
NS T-18	OAK	QUERCUS VIRGINIANA	4	6	3	GOOD CONDITION	R	
NS T-19	OAK	QUERCUS VIRGINIANA	5	6	2	GOOD CONDITION	R	
NS T-20	OAK	QUERCUS VIRGINIANA	5	7	2	GOOD CONDITION	R	
NS T-21	OAK	QUERCUS VIRGINIANA	6	8	4	GOOD CONDITION	R	
NS T-22	OAK	QUERCUS VIRGINIANA	8	12	6	GOOD CONDITION	R	
NS T-23	OAK	QUERCUS VIRGINIANA	7	12	5	GOOD CONDITION	R	
NS T-24	OAK	QUERCUS VIRGINIANA	8	12	5	GOOD CONDITION	R	
NS T-25	OAK	QUERCUS VIRGINIANA	8	14	8	GOOD CONDITION	R	
NS T-26	OAK	QUERCUS VIRGINIANA	6	10	5	GOOD CONDITION	D	
NS T-27	OAK	QUERCUS VIRGINIANA	3	5	2	GOOD CONDITION	D	LOCATION
NS T-28	OAK	QUERCUS VIRGINIANA	6	8	4	GOOD CONDITION	R	
NS T-29	OAK	QUERCUS VIRGINIANA	6	8	4	GOOD CONDITION	R	
NS T-30	OAK	QUERCUS VIRGINIANA	4	5	2	GOOD CONDITION	R	
NS T-31	OAK	QUERCUS VIRGINIANA	4	5	2	GOOD CONDITION	R	
NS T-32	OAK	QUERCUS VIRGINIANA	5	6	2	GOOD CONDITION	R	
NS T-33	OAK	QUERCUS VIRGINIANA	5	6	2	GOOD CONDITION	R	
NS T-34	OAK	QUERCUS VIRGINIANA	3	5	2	GOOD CONDITION	R	

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 Mesa, Arizona 85210

PRELIMINARY
 NOT FOR
 CONSTRUCTION OR RECORDING

Red Mountain Group DRB23-00934
 Project number: 22038
 Date: 09.23.24
FINAL
OVERALL La.01



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.
ALL TREES AND SHRUBS LOCATED IN THE LINE OF SIGHT WILL BE MAINTAINED FOR A CLEAR AREA BETWEEN 3' TO 7'. THE LINE OF SITE IS OUT OF THE SCOPE OF WORK ON THIS PROJECT.

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

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

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/COMMERICAL 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.

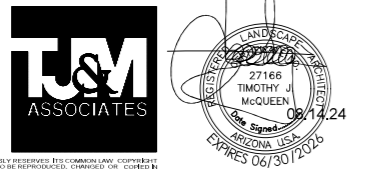
LANDSCAPE LEGEND

- QUERCUS VIRGINIANA
LIVE OAK
36" BOX (8)
 - CAESALPINIA CACALACO
CASCALOTE
36" BOX (7)
 - TECOMA 'ORANGE JUBILEE
'ORANGE JUBILEE
5 GALLON (19)
 - EREMOPHILA MACULATA
VALENTINE EMU BUSH
5 GALLON (45)
 - HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON (49)
 - HESPERALOE PARVIFLORA
YELLOW YUCCA
5 GALLON (45)
 - LANTANA MONTEVIDENSIS
'GOLD MOUND'
1 GALLON (90)
 - LANTANA MONTEVIDENSIS
TRAILING PURPLE
1 GALLON (63)
 - PODRANEA RICASOLINA
PINK TRUMPET VINE
5 GALLON (6)
 - BOUGAINVILLEA 'BARBARA KARST'
BOUGAINVILLEA
5 GALLON (8)
- 1/2" MINUS MADISON GOLD
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

LANDSCAPE CALCULATION TABLE:

<p>MESA DRIVE PROPERTY LINE = 100' (1 TREE, 6 SHRUBS PER 25 L.F.T.) 4 TREES REQUIRED (36" BOX) 0 TREES PROVIDED 24 SHRUBS REQUIRED (5 GALLON) 30 SHRUBS PROVIDED * * ADDITIONAL SHRUBS USED TO PROVIDE 50% LIVING VEGETATION</p>	<p>SOUTH PROPERTY LINE PROPERTY LINE = 121' (3 TREES, 20 SHRUBS PER 100 L.F.T.) 4 TREES REQUIRED (24" BOX) 1 TREES PROVIDED 24 SHRUBS REQUIRED (5 GALLON) 24 SHRUBS PROVIDED</p>	<p>PARKING LOT PARKING STALLS = 19 8 TREES REQUIRED (24" BOX) 7 TREES PROVIDED (36" BOX) ** 21 SHRUBS REQUIRED 21 SHRUBS PROVIDED **36" BOX USED TO COUNT TOWARDS FOUNDATION TREE REQUIREMENTS REQUIRED TREE AT DUMPSTER REMOVED PER PRIOR SANITATION COMMENTS</p>
<p>NORTH PROPERTY LINE PROPERTY LINE = 121' (3 TREES, 20 SHRUBS PER 100 L.F.T.) 4 TREES REQUIRED (24" BOX) 4 TREES PROVIDED (36" BOX) 24 SHRUBS REQUIRED (5 GALLON) 16 SHRUBS PROVIDED (5 GALLON)</p>	<p>WEST PROPERTY LINE PROPERTY LINE = 100' (3 TREES, 20 SHRUBS PER 100 L.F.T.) 4 TREES REQUIRED (24" BOX) 0 TREES PROVIDED 20 SHRUBS REQUIRED (5 GALLON) 12 SHRUBS PROVIDED (5 GALLON)</p>	<p>LANDSCAPE COVERAGE LANDSCAPE AREA: 10,783 SQ.FT. LANDSCAPE COVERAGE REQUIRED: 5,392 SQ.FT. (50%) LANDSCAPE COVERAGE PROVIDED: 5,444 SQ.FT. (50%)</p>

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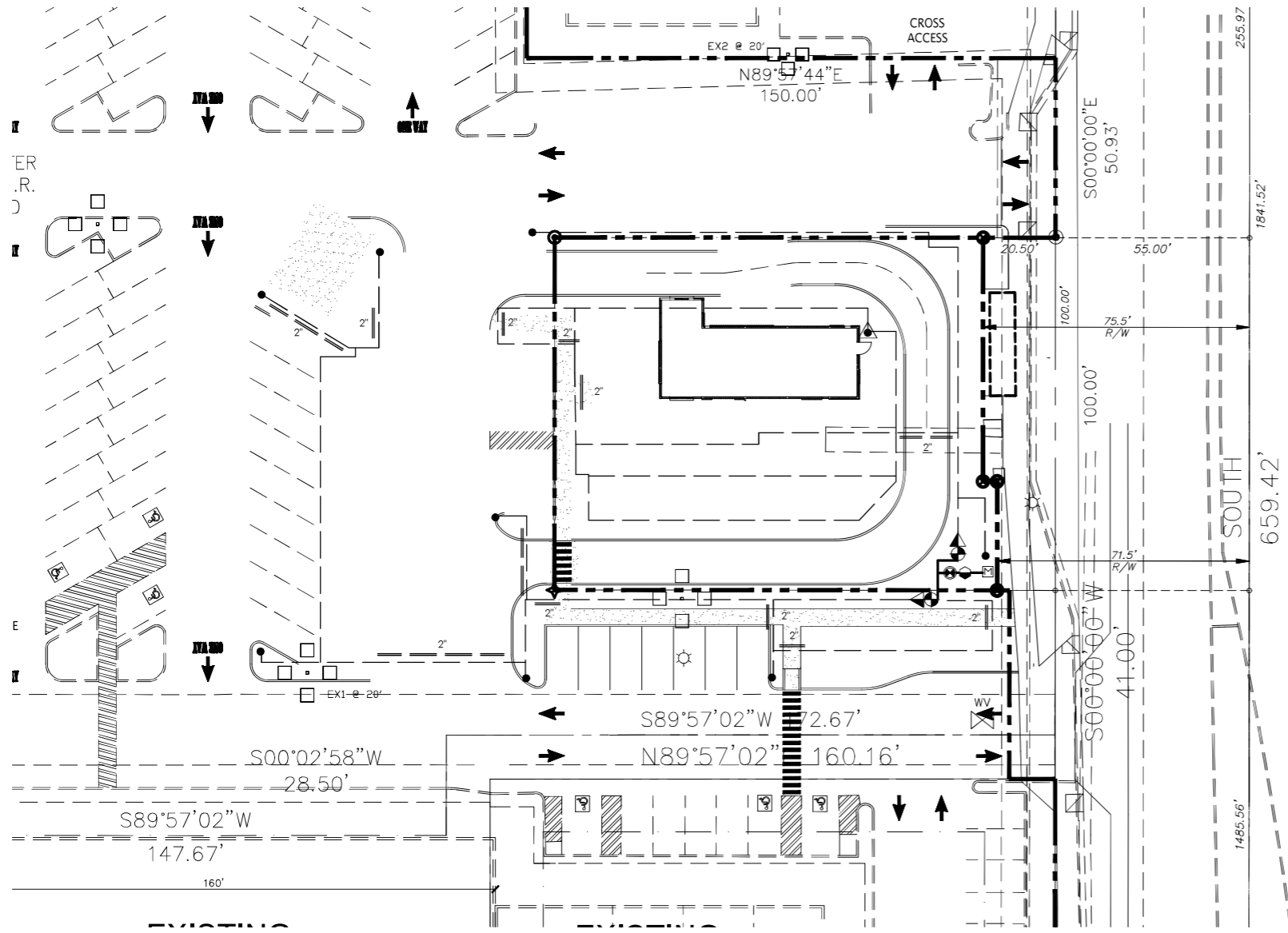
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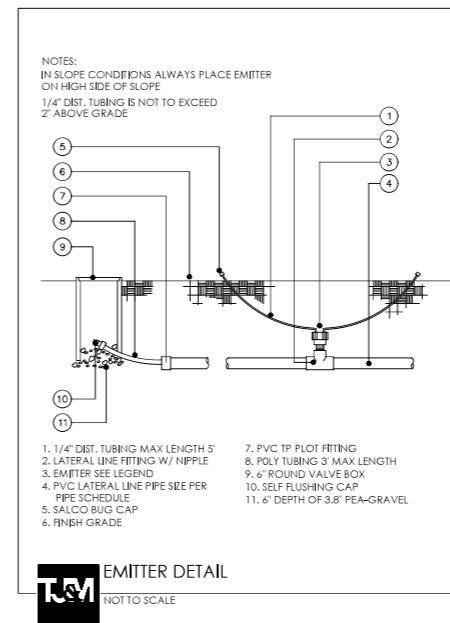
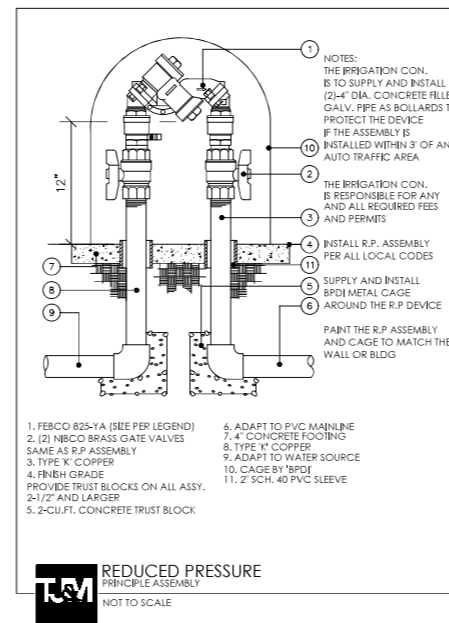
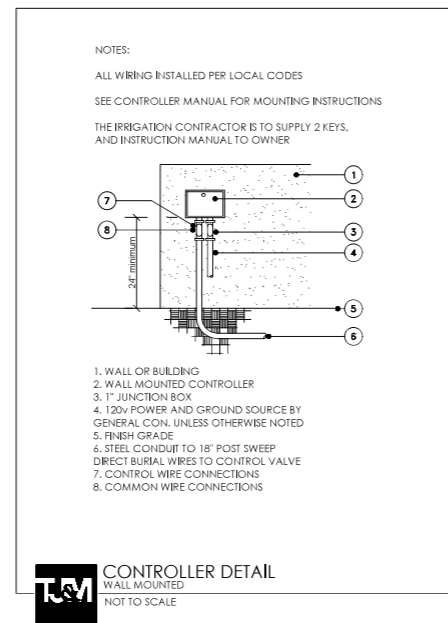
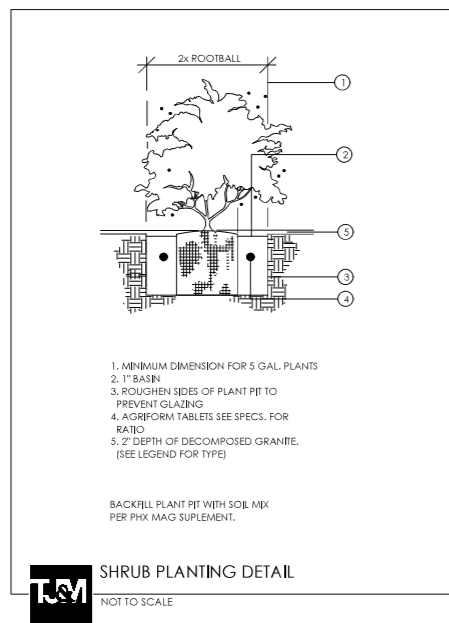
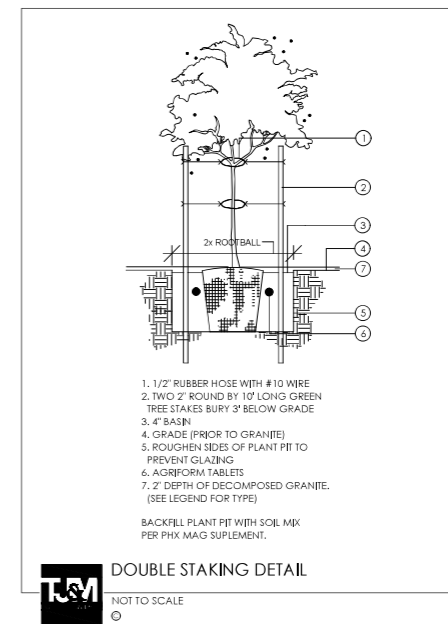
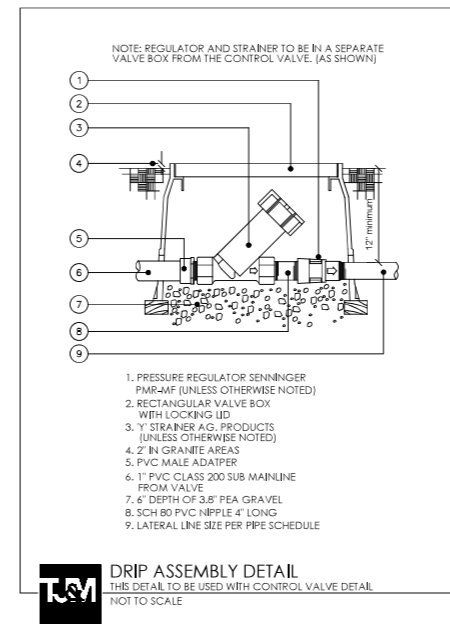
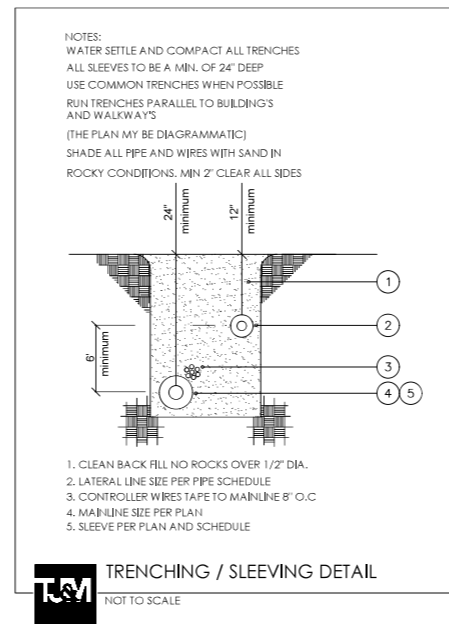
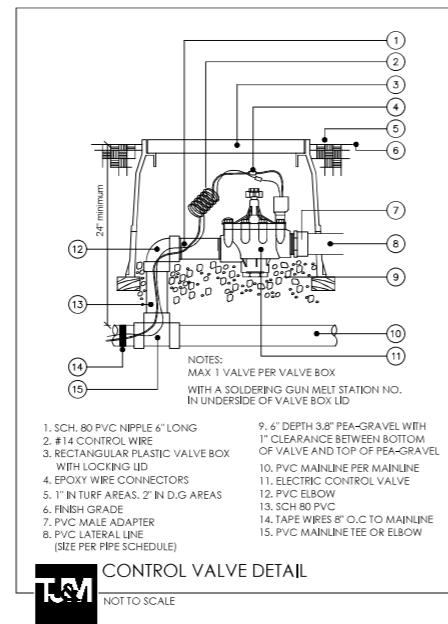
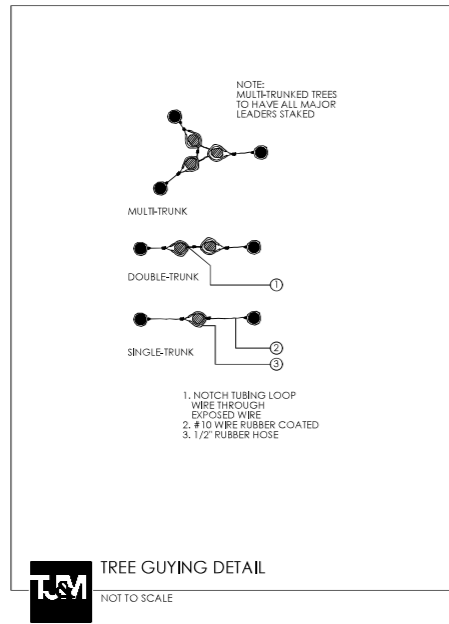


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