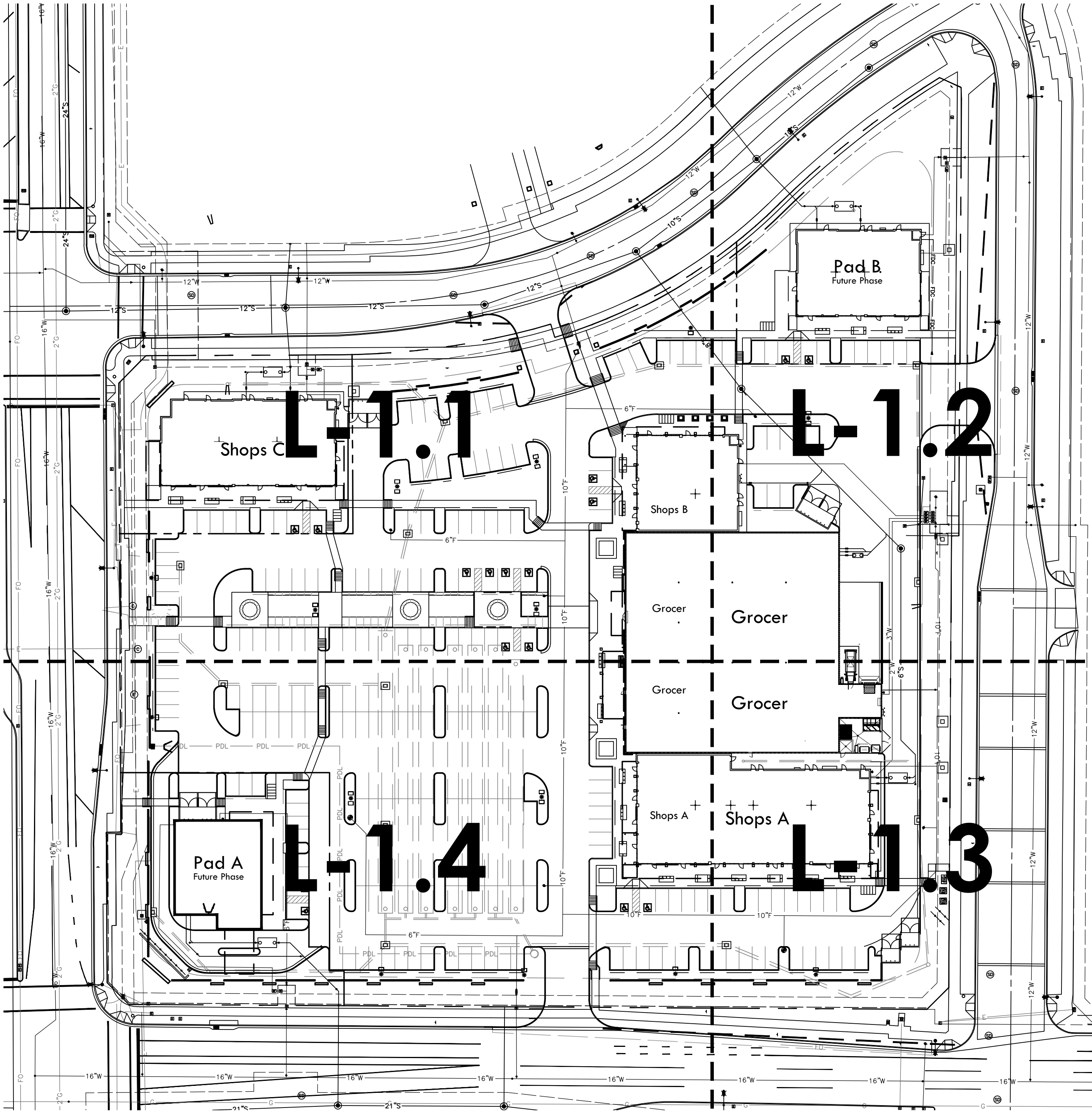
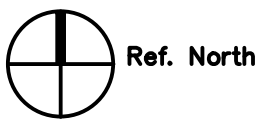




LANDSCAPE COVER / SHEET INDEX



SCALE: N.T.S.

LANDSCAPE / PLANTING CALCULATIONS:

TOTAL OPEN SPACE AREA: 67,770 S.F. = 23.5% SITE AREA	33,885 S.F. LIVE COVERAGE REQUIRED 48,226 S.F. LIVE COVERAGE PROVIDED		TOTAL TREE CANOPY COVER: 52,464 S.F.		
	TOTAL TREES	36" TREES	24" BOX	15 GALLON TREES	5 GALLON SHRUBS
ELLSWORTH FRONTAGE 415 L.F. PROVIDED 1 TREE/ 6 SHRUB PER 25 L.F.	17 TREES REQUIRED 12 TREES PROVIDED	4 TREES REQUIRED 6 TREES PROVIDED	9 TREES REQUIRED 11 TREES PROVIDED	REMAINDER REQ. N / A	100 SHRUBS REQUIRED 151 SHRUBS PROVIDED
RAY ROAD FRONTAGE 550 L.F. PROVIDED 1 TREE/ 6 SHRUB PER 25 L.F.	22 TREES REQUIRED 17 TREES PROVIDED	6 TREES REQUIRED 9 TREES PROVIDED	11 TREES REQUIRED 11 TREES PROVIDED	REMAINDER REQ. N / A	132 SHRUBS REQUIRED 132 SHRUBS PROVIDED
BRADLEY WAY FRONTAGE 620 L.F. PROVIDED 1 TREE/ 6 SHRUB PER 25 L.F.	25 TREES REQUIRED 36 TREES PROVIDED	6 TREES REQUIRED 9 TREES PROVIDED	13 TREES REQUIRED 27 TREES PROVIDED	REMAINDER REQ. N / A	149 SHRUBS REQUIRED 155 SHRUBS PROVIDED
SERENITY AVE FRONTAGE 605 L.F. PROVIDED 1 TREE/ 6 SHRUB PER 25 L.F.	24 TREES REQUIRED 27 TREES PROVIDED	6 TREES REQUIRED 7 TREES PROVIDED	12 TREES REQUIRED 20 TREES PROVIDED	REMAINDER REQ. N / A	145 SHRUBS REQUIRED 145 SHRUBS PROVIDED
PARKING LOT REQUIREMENTS 1 TREE / 3 SHRUB PER ISLAND	66 TREES REQUIRED 67 TREES PROVIDED	7 TREES REQUIRED 30 TREES PROVIDED	REMAINDER REQ. 37 TREE PROVIDED	N / A	198 SHRUBS REQUIRED 380 SHRUBS PROVIDED

GENERAL NOTES:

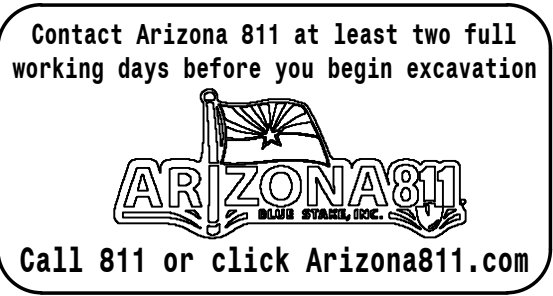
- ALL PLANTING AREAS TO HAVE TOP DRESSING OF DECOMPOSED GRANITE, SIZE AND COLOR AS NOTED IN LEGEND, 2" DEPTH, TYP. APPLIED OVER PRE-EMERGENT PER MFG. SPECS, 2 APPLICATIONS, MIN.
- VERIFY ALL CONDITIONS IN FIELD PRIOR TO BIDDING/ INSTALLATION. DISCREPANCIES SHALL BE BROUGHT TO THE LANDSCAPE ARCHITECT'S ATTENTION, IN WRITING.
- NO PLANT SUBSTITUTION ALLOWED UNLESS APPROVED BY LANDSCAPE ARCHITECT.
- LANDSCAPE ARCHITECT TO APPROVE ALL TREES AND SHRUBS PRIOR TO DELIVERY TO SITE.
- LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE RESERVE THE RIGHT TO REFUSE ANY PLANT HE/SHE DEEMS UNACCEPTABLE.
- FOR CLARIFICATION OF DISCREPANCIES BETWEEN THE DRAWINGS AND THE SITE, THEY SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO TAKE PRECAUTIONS TO PROTECT ANY EXISTING IMPROVEMENTS.
- PLANT LIST/QTY'S PROVIDED FOR CONTRACTOR'S CONVENIENCE ONLY. PLANS TAKE PRECEDENCE.
- FINISHED GRADE BELOW ALL PLANTERS SHALL BE 1" BELOW ADJACENT HEADER, PAVING, CURBING, ETC.
- GROUND COVER AND/OR DG SHALL EXTEND UNDER SHRUBS UNLESS NOTED.
- ALL EARTHWORK IS TO BE DONE SO THAT ALL WATER DRAINS AWAY FROM ALL STRUCTURES.
- ALL UNDERGROUND CONDUITS/PIPES/UTILITIES ARE TO BE LOCATED PRIOR TO DIGGING.
- CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED SLEEVEING WHETHER IT IS SHOWN ON THE PLANS OR NOT.
- LANDSCAPE CONTRACTOR RESPONSIBLE TO DEMO ALL EXISTING PLANT MATERIAL NOT SHOWN TO REMAIN.
- STEEL HEADER TO SEPARATE DG FROM DG1 BAND. STEEL HEADER TO BE 3/8" COLD ROLLED STEEL.

CITY NOTES:

- ALL EXISTING VEGETATION, WEEDS, DEBRIS, ETC.... ARE TO BE REMOVED FROM THE PROJECT AREA AND DISPOSED OF PROPERLY OFFSITE AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL THEN SCARIFY EXISTING SUBGRADE, TO A MINIMUM 8-INCH DEPTH.
- SOIL TEST FOR FERTILITY AND ADDITIVE RECOMMENDATIONS (FOR TURF AND ORNAMENTALS) SHALL BE MADE SEVEN (7) DAYS PRIOR TO ANTICIPATED PLANTING TO DETERMINE IF ADDITIVES ARE REQUIRED. CONTRACTOR SHALL PROVIDE AND INCORPORATE SUCH ADDITIVES PRIOR TO OR AT THE TIME OF PLANTING.
- CONTRACTOR SHALL STAKE TREE AND SHRUB LOCATIONS FOR 5-GALLON PLANTS AND LARGER. STAKES SHALL BE MARKED WITH PLANT NAME OR PLANT NAME OF PLANT LEGEND ITEM NUMBER FROM PLANS.
- CONTRACTOR SHALL NOTIFY CITY ENGINEERING DIVISION (480-644-2253) 24-HOURS IN ADVANCE FOR APPROVAL OF STAKED PLANT LOCATIONS.
- PLANT PITS MUST BE INSPECTED BY CITY LANDSCAPE INSPECTOR PRIOR TO PLANTING BY CONTRACTOR. CONTRACTOR TO REQUEST INSPECTION 48-HOURS IN ADVANCE.
- WHERE CALICHE IS ENCOUNTERED IN PLANT PITS, DEPTH AND WIDTH OF PIT SHALL BE INCREASED BY (1/3) ONE-THIRD OVER SPECIFICATION, AND A LIQUID PENETRATE, "AL-KALICHE" OR APPROVED EQUAL, SHALL BE INCORPORATED FOR EACH PIT PER MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR SHALL ALSO COMPLY WITH SOIL TEST RECOMMENDATIONS.
- ALL TOP SOIL MIXTURE FOR PLANTS SHALL BE FREE OF GRASS AND NOXIOUS WEEDS. SEE SECTION 795 OF THE M.A.G. SPECIFICATIONS.
- PLANT SOIL MIXTURE SHALL CONSIST OF 3 1/2-PARTS NATURAL FERTILE, FRIABLE SOIL AND ONE PART HUMUS BY VOLUME, THOROUGHLY MIXED PRIOR TO BACKFILLING IN PITS. BACKFILLING SHALL BE IN 6-INCH LIFTS. EACH LIFT SHALL BE WATER SETTLED, WITHOUT PUDDLING.
- ALL PLANT MATERIAL SHALL CONFORM TO GRADING, TYPE, ETC.... AS SET FORTH IN THE AMERICAN ASSOCIATION OF NURSERYMEN AND BY THE ARIZONA NURSERY ASSOCIATION RECOMMENDED TREE SPECIFICATIONS.
- THE CITY OF MESA RESERVES THE RIGHT TO INSPECT SHRUBS AND CONTAINER TREES FOR CONDITION OF ROOT BALLS. FOR ANY SUCH INSPECTIONS FOR CONDITIONS WHICH MAY DESTROY ROOT BALL, CONTRACTOR SHALL SUPPLY ADDITIONAL PLANT AT NO COST.
- 120 VOLT POWER FOR SPRINKLER SYSTEM CONTROLLER IS TO BE ORDERED FROM APPROPRIATE POWER UTILITY BY CONTRACTOR. CONTRACTOR ACTS AS OWNER AND PAYS RELATED COSTS. IF METER IS INSTALLED, METER IS TO BE IN CONTRACTOR'S NAME UNTIL FINAL APPROVAL AND/OR ACCEPTANCE OF THE PROJECT AND THEN TRANSFERED TO THE MAINTAINING PARTY.
- THE CONTRACTOR SHALL PROVIDE ALL THE MATERIALS AND LABOR NECESSARY TO INSTALL THE COMPLETE AUTOMATIC SPRINKLER SYSTEM INCLUDING THE WATER SERVICE AND METER. THE CONTRACTOR SHALL ORDER THE WATER METER AND PAY ALL RELATED CHARGES AT THE PUBLIC WORKS SERVICES. THE CITY MAY INSTALL THE WATER SERVICE AND METER AND CHARGE THE CONTRACTOR AT THE CITY'S DISCRETION.
- THE PLANT GUARANTEE AND MAINTENANCE SHALL BE AS PER SECTION 430.8 OF M.A.G. SPECIFICATIONS UNTIL PROJECT APPROVAL AND/OR ACCEPTANCE.
- UNLESS SPECIFIED ON THE PLANS FOR REMOVAL, THE CONTRACTOR SHALL BE RESPONSIBLE FOR:
 - DAMAGES TO EXISTING WALKS, WALLS, DRIVES, CURBS, ETC....
 - DAMAGES TO UTILITIES CAUSED AS A RESULT OF HIS WORK.
 - INSPECTING THE SITE IN ORDER TO BE FULLY AWARE OF EXISTING CONDITIONS PRIOR TO SUBMITTING BID.
- THE CONTRACTOR SHALL MAINTAIN UNCOVERED, ALL EXISTING UTILITY COVERS, BOXES, LIDS, AND MANHOLES.
- ALL EQUIPMENT AND MATERIALS NOT SHOWN OR SPECIFIED IN THE PLANS OR IN THE SPECIFICATION WHICH ARE REQUIRED TO COMPLETE THE INSTALLATION, SHALL BE SUPPLIED BY THE CONTRACTOR AS PART OF HIS CONTRACT WORK.

CITY LANDSCAPE NOTES:

- REQUIRED TREES SHALL BE MINIMUM SIZE AS SPECIFIED IN THE ARIZONA NURSERY ASSOCIATION "RECOMMENDED TREE SPECIFICATIONS" LATEST EDITION. 11-33-2(B)
- ALL LANDSCAPE MATERIAL INSTALLED SHALL BE MAINTAINED BY OWNER /OR LESSEE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN. 11-33-2(I)
- A "NATURAL" LANDSCAPE MAINTENANCE PROGRAM IS TO BE UTILIZED AND THE LANDSCAPE SHALL BE MAINTAINED IN ACCORDANCE WITH THE BEST MANAGEMENT PRACTICE OF THE LANDSCAPING INDUSTRY. 11-33-2(I)4
- PLANT MATERIAL WITHIN THE SIGHT DISTANCE TRIANGLE SHALL NOT EXCEED 30-INCHES IN HEIGHT AT FULL MATURITY. 1105.4 TREES PLANTED WITHING 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 TRAFFIC WAYS.
- 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)
- 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.) [PAGE 20]



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COMMON BOND
DEVELOPMENT GROUP

Eastmarket

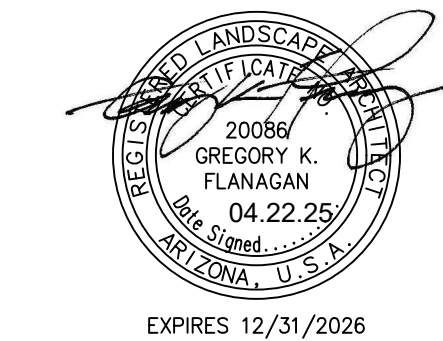
NEC Ray Road and Ellsworth Road
Mesa, Arizona

- ▲ Development Review Set
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Revisions:

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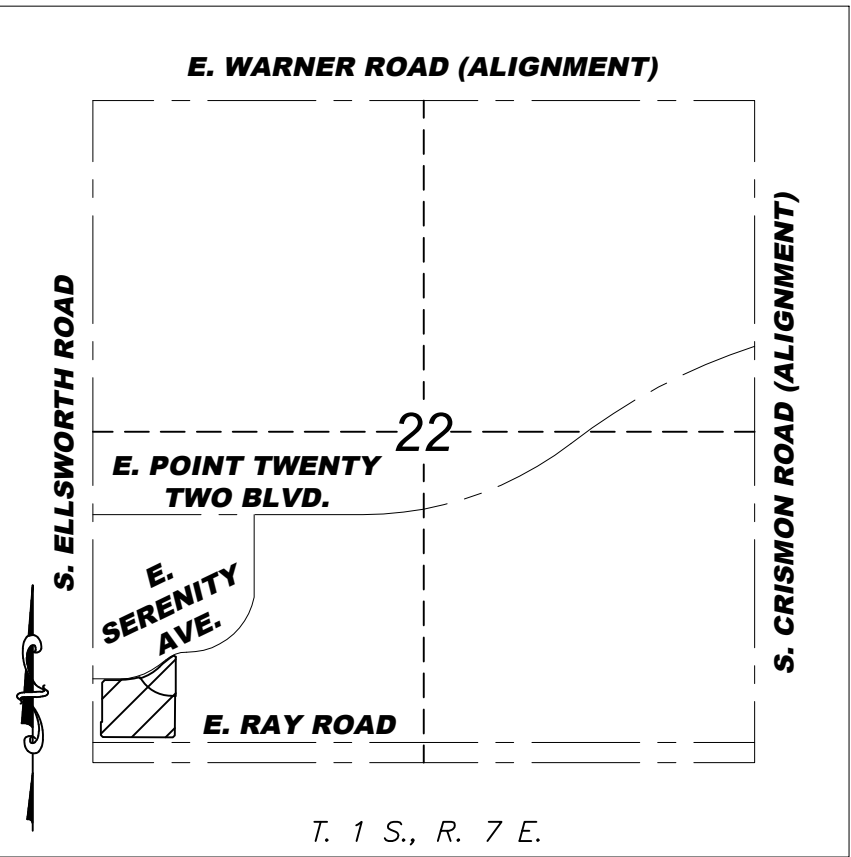
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Date: April 22, 2025

Project Number: 820

Drawn by: dm/rdh

Sheet Number

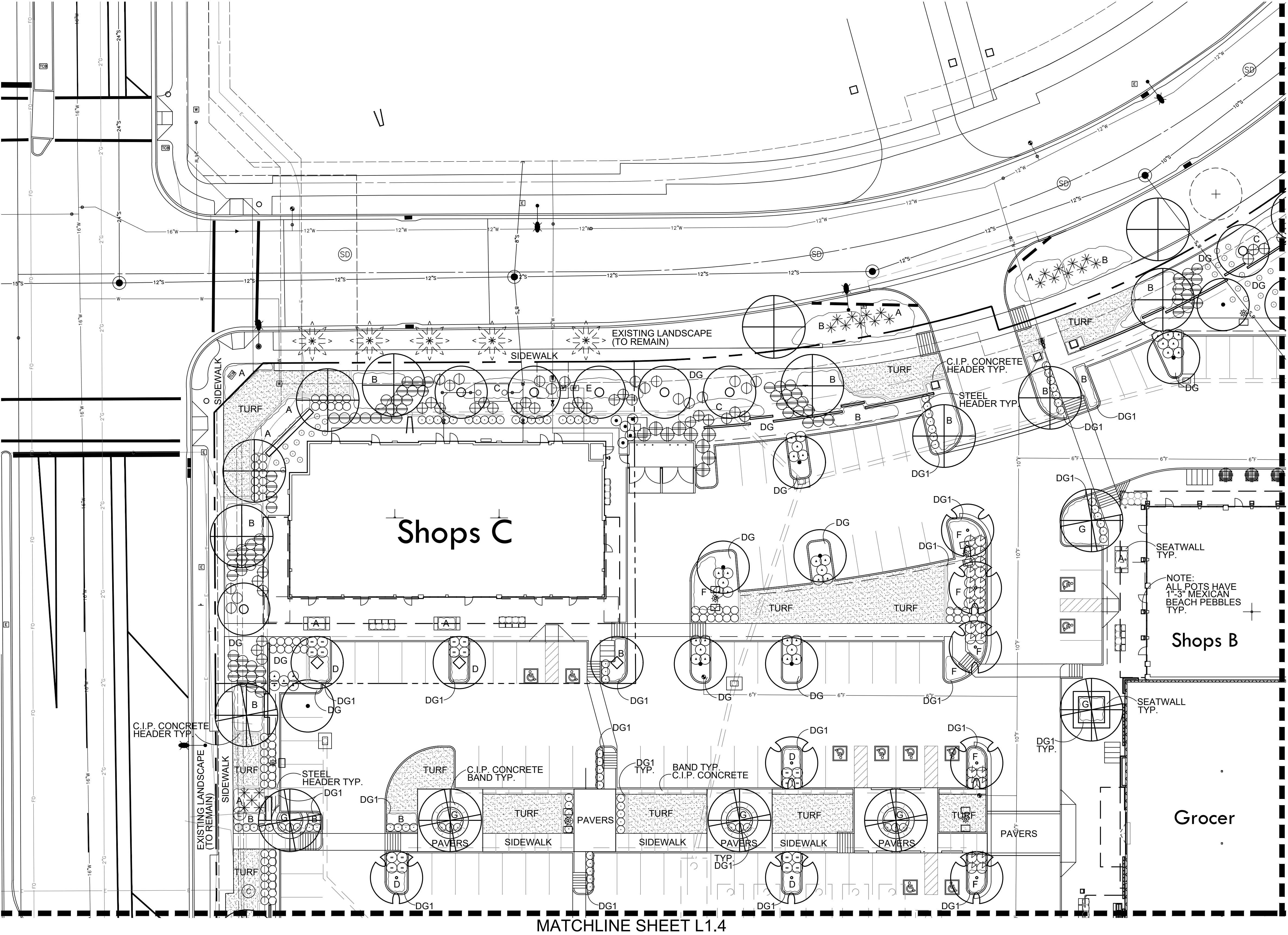


VICINITY MAP
N.T.S.

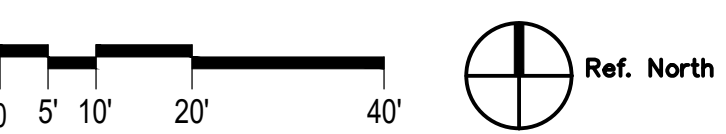
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PROPOSED PLANT PALETTE

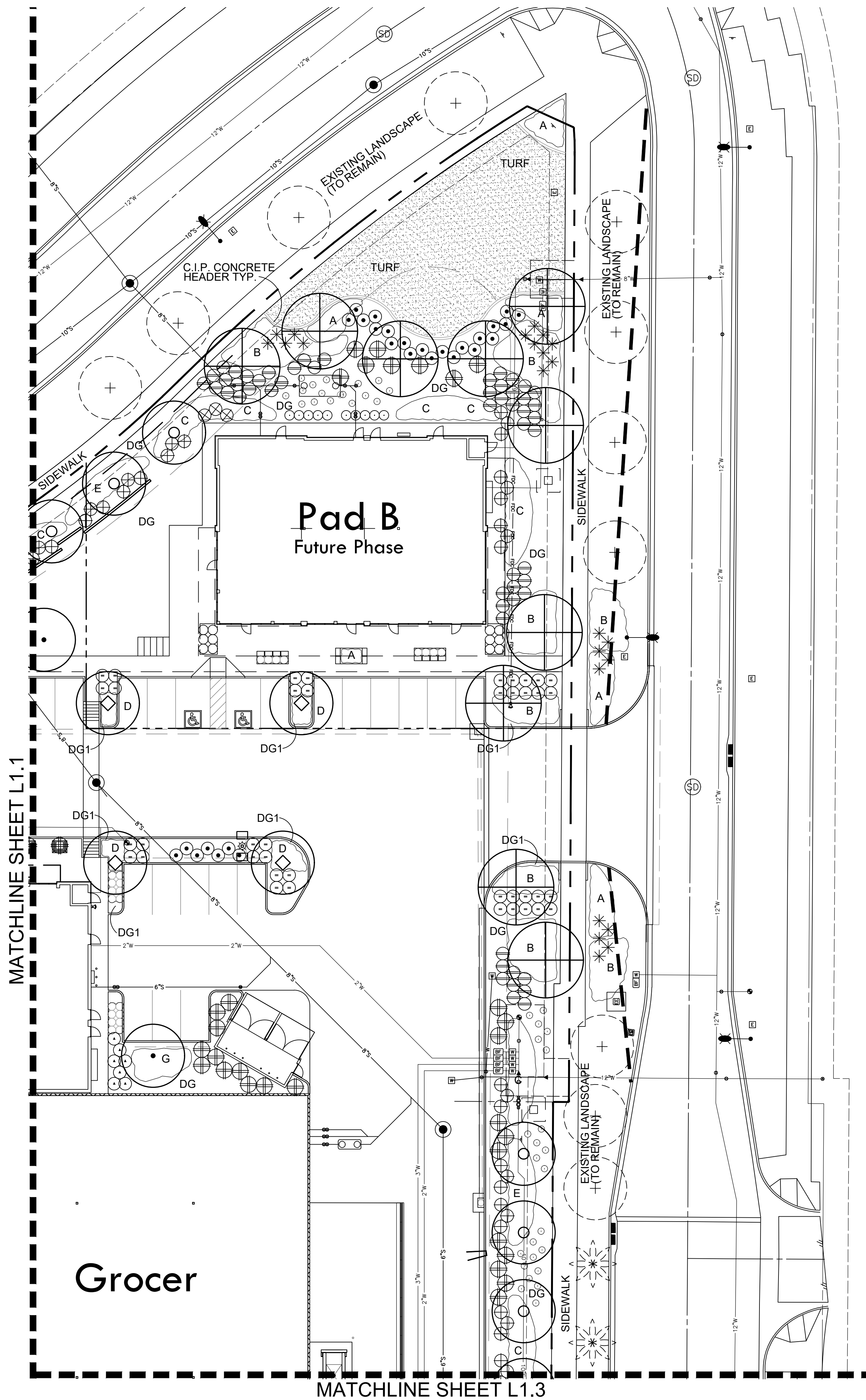
TREES	SIZE / QUANTITY
EXISTING TREE (TO REMAIN) PROTECT IN PLACE	12 QTY
EXISTING PALM (TO REMAIN) PROTECT IN PLACE	16 QTY
JOAN LIONETTI LIVE OAK QUERCUS 'JOAN LIONETTI'	48" BOX / 10 QTY LOW-BREAKER
JOAN LIONETTI LIVE OAK QUERCUS 'JOAN LIONETTI'	24" BOX / 15 QTY LOW-BREAKER
SEEDLESS OLIVE OLEA EUROPAEA 'WILSONII'	36" BOX / 35 QTY MULTI-TRUNK
COMPACT LAUREL FIG FICUS MICROCARPA 'NITIDA'	36" BOX / 14 QTY LOW-BREAKER
EVERGREEN ELM ULMUS PARVIFOLIA	24" BOX / 26 QTY STANDARD -TRUNK
RED PUSH PISTACHE PISTACIA CHINENSIS	24" BOX / 32 QTY LOW-BREAKER
SHRUBS	
DWARF OLIVE OLEA 'LITTLE OLLIE'	5 GAL / 134 QTY
TUTTLE NATAL PLUM CARISSA GRANDIFLORA	5 GAL / 126 QTY
COMPACT MYRTLE MYRTUS COMMUNIS 'COMPACTA'	5 GAL / 88 QTY
LITTLE JOHN CALLISTEMON 'LITTLE JOHN'	5 GAL / 50 QTY
BAJA RUELLIA RUELLIA PENINSULARIS	5 GAL / 246 QTY
DWARF OLIVE OLEA 'LITTLE OLLIE'	5 GAL / 45 QTY
SALMON DWARF OLEANDER NERIUM 'PETITE SALMON'	5 GAL / 135 QTY
LITTLE LYNN SAGE LEUCOPHYLLUM 'LITTLE LYNN'	5 GAL / 125 QTY
COMPACT TECOMA/OPTION:JOJOBA TECOMA / SIMMONDSIA	5 GAL / 51 QTY
SOUR ORANGE CITRUS SPP.	15 GAL / 88 QTY
CORAL VINE ANTIGONON LEPTOPUS	15 GAL / 32 QTY
RED YUCCA HESPERALOE PARVIFLORA	15 GAL / 58 QTY
NASHVILLE GRASS MUHLENBERGIA RIGIDA	5 GAL / 148 QTY
GROUNDCOVER	
A TRAILING YELLOW LANTANA LANTANA 'NEW GOLD'	1 GAL @ 3' O.C. 270 QTY
B OUTBACK SUNRISE EMU EREMOPHILA GLABRA	1 GAL @ 3' O.C. 967 QTY
C WINTER BLAZE EMU EREMOPHILA CARNOSA	1 GAL @ 3' O.C. 447 QTY
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F DAMIANITA CHRYSACTINIA MEXICANA	1 GAL @ 3' O.C. 104 QTY
G CHUPAROSA JUSTICIA CALIFORNICA	5 GAL @ 3' O.C. 102 QTY
GREEN CARPET NATAL PLUM CARISSA 'GREEN CARPET'	5 GAL @ 2.5' O.C. 104 QTY
TURF AREA	+/- 14,470 S.F.
DG DECOMPOSED GRANITE TO MATCH EXISTING	1/2" SCREENED 2" DEPTH, TYP.
DG1 DECOMPOSED GRANITE BROWN COLOR AS SELECTED	1/2" SCREENED 2" DEPTH, TYP.



CONCEPTUAL LANDSCAPE PLAN



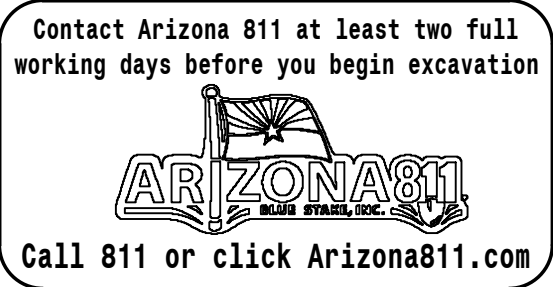
SCALE: 1"=20'-0"



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LITTLE JOHN CALLISTEMON 'LITTLE JOHN'	5 GAL / 50 QTY
BAJA RUELLIA RUELLIA PENINSULARIS	5 GAL / 246 QTY
DWARF OLIVE OLEA 'LITTLE OLLIE'	5 GAL / 45 QTY
SALMON DWARF OLEANDER NERIUM 'PETITE SALMON'	5 GAL / 135 QTY
LITTLE LYNN SAGE LEUCOPHYLLUM 'LITTLE LYNN'	5 GAL / 125 QTY
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CONCEPTUAL LANDSCAPE PLAN



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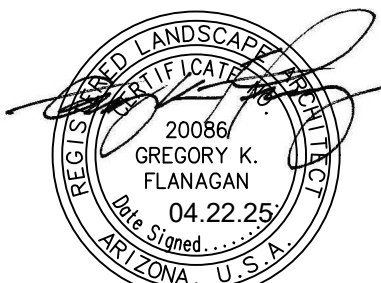
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EXPIRES 12/31/2026

Seal

Date: April 22, 2025

Project Number: 820

Drawn by: dm/rdb

Sheet Number

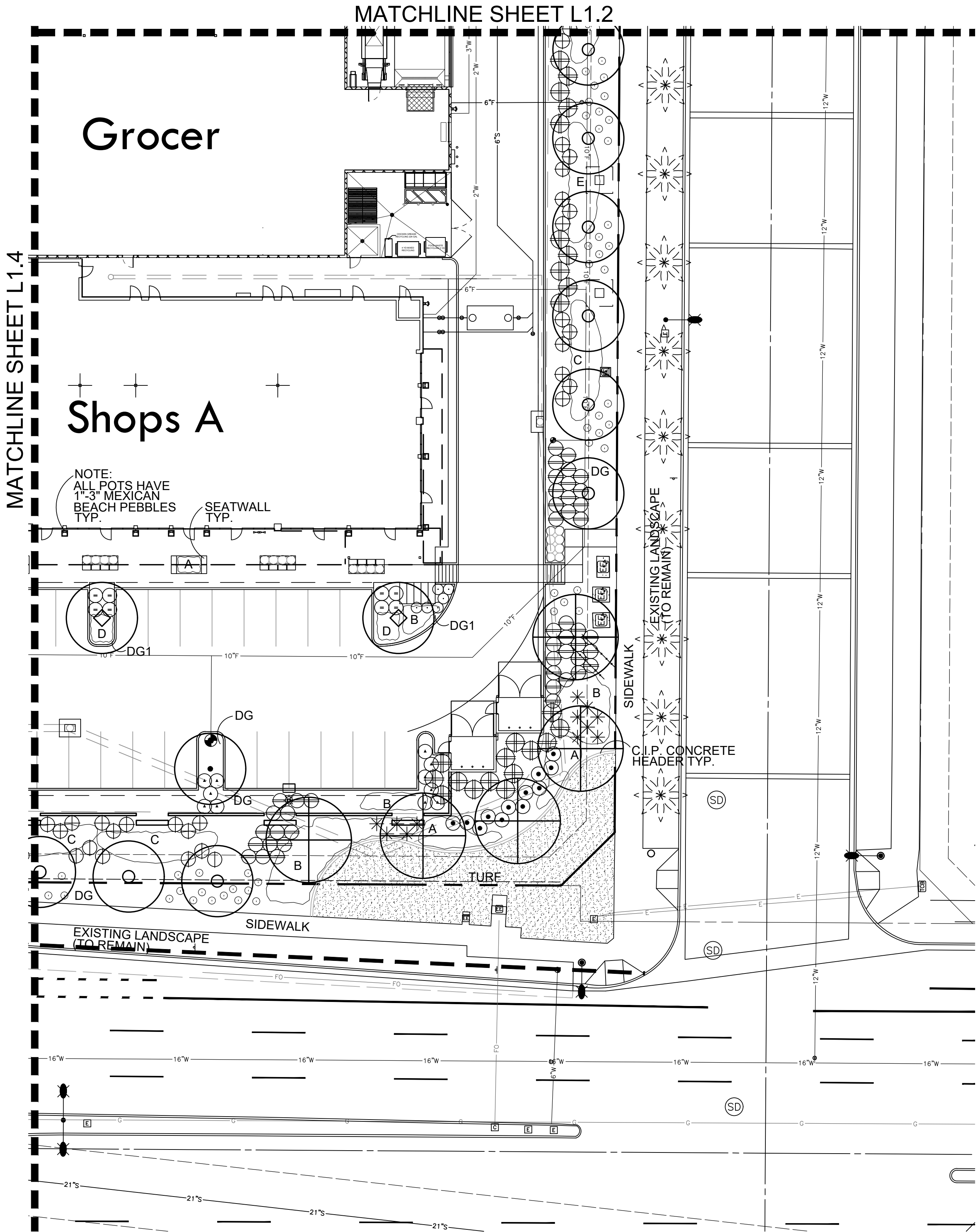
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PROPOSED PLANT PALETTE

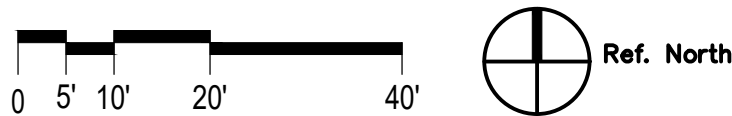
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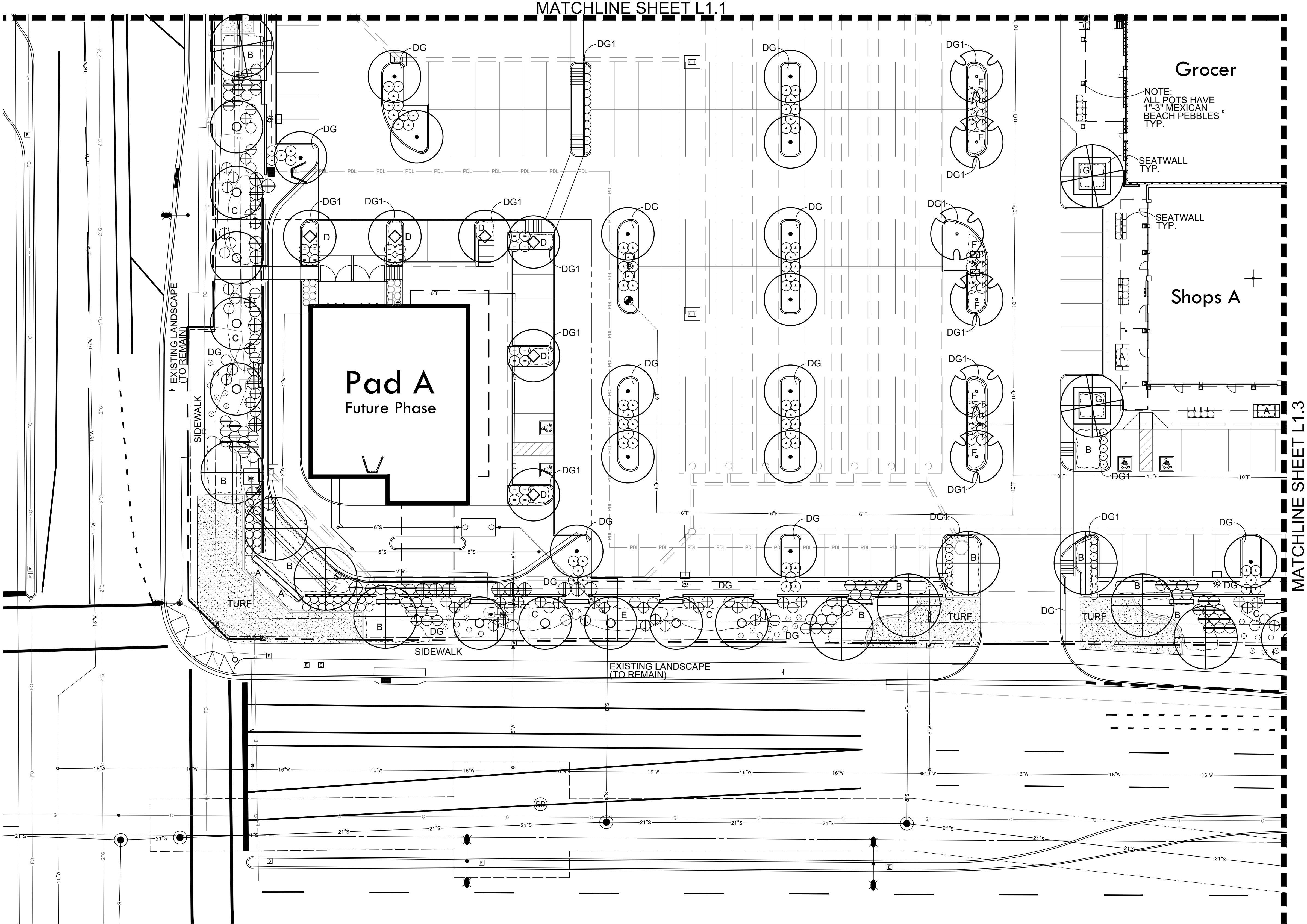


SCALE: 1"=20'-0"

L1.3

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GROUNDCOVER	
A TRAILING YELLOW LANTANA LANTANA 'NEW GOLD'	1 GAL @ 3' O.C. 270 QTY
B OUTBACK SUNRISE EMU EREMOPHILA GLABRA	1 GAL @ 3' O.C. 967 QTY
C WINTER BLAZE EMU EREMOPHILA CARNOSA	1 GAL @ 3' O.C. 447 QTY
D TRAILING ROSEMARY ROSMARINUS 'PROSTRATUS'	1 GAL @ 3' O.C. 111 QTY
E DESERT CARPET TRAILING ACACIA ACACIA REDOLENS	1 GAL @ 4" O.C. 81 QTY
F DAMIANITA CHRYSACTINIA MEXICANA	1 GAL @ 3' O.C. 104 QTY
G CHUPAROSA JUSTICIA CALIFORNICA	5 GAL @ 3' O.C. 102 QTY
GREEN CARPET NATAL PLUM CARISSA 'GREEN CARPET'	5 GAL @ 2.5' O.C. 104 QTY
TURF AREA	+/- 14,470 S.F.
DG	DECOMPOSED GRANITE TO MATCH EXISTING 1/2" SCREENED 2" DEPTH, TYP.
DG1	DECOMPOSED GRANITE BROWN COLOR AS SELECTED 1/2" SCREENED 2" DEPTH, TYP.



CONCEPTUAL LANDSCAPE PLAN