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'

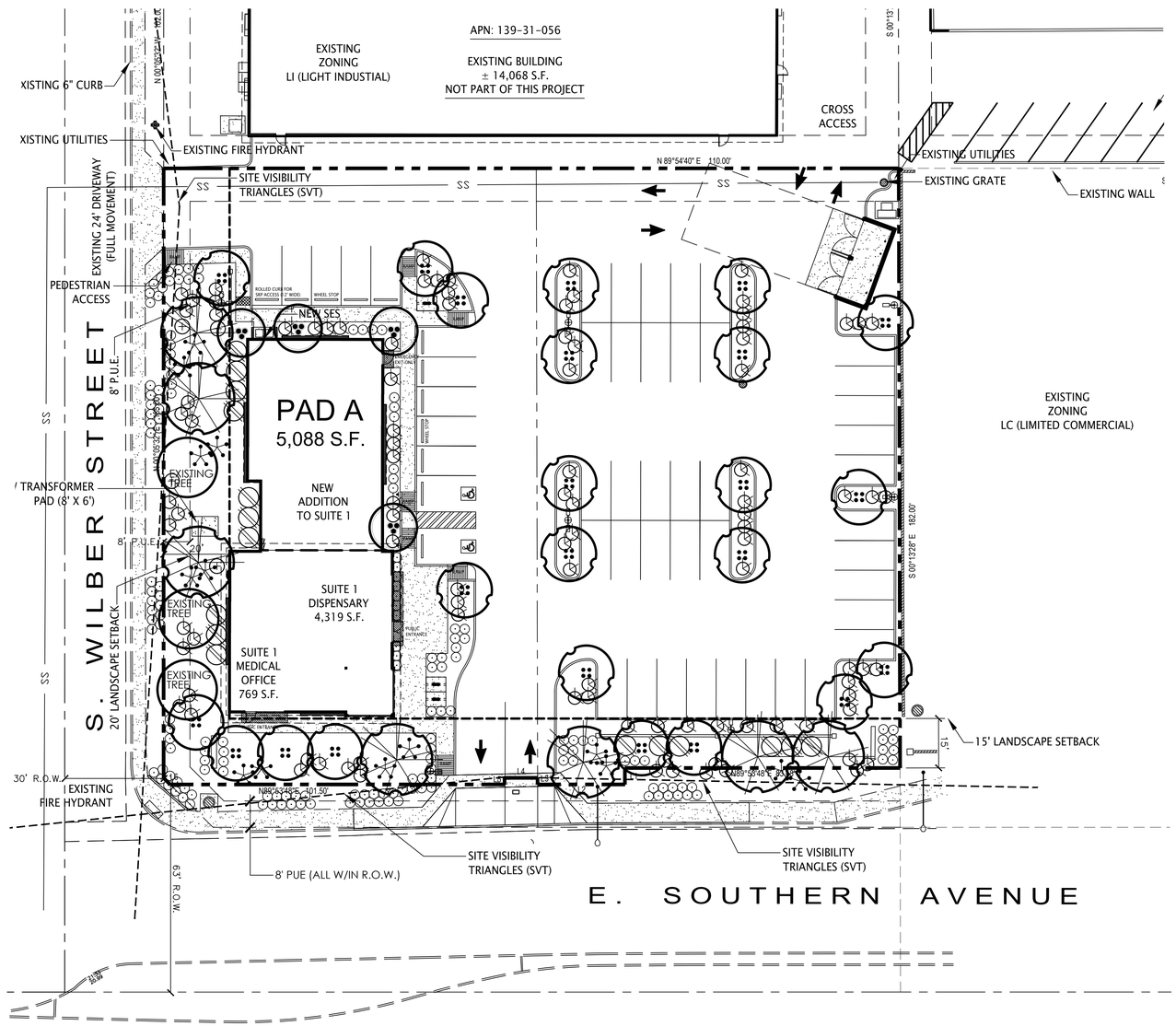
ADDITIONAL NOTES:

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.



landscape plan
scale: 1" = 20'-0"
0 20' 40' 60'

SOUTHERN AVE. (SOUTH)

PROPERTY LINE = 223'
9 TREES REQUIRED
9 TREES PROVIDED (9-36" box)
9 TREES ON-SITE
54 SHRUBS REQUIRED
56 SHRUBS PROVIDED (5 GALLON)
(34 SHRUBS IN THE R.OW., 56 SHRUBS ON-SITE)

WILBER STREET (WEST)

PROPERTY LINE = 185'
7 TREES REQUIRED
7 TREES PROVIDED (7-36" box)
7 TREES ON-SITE
48 SHRUBS REQUIRED (5 GALLON)
49 SHRUBS PROVIDED (5 GALLON)
(49 SHRUBS IN THE R.OW., 49 SHRUBS ON-SITE)

EAST PROPERTY LINE

PROPERTY LINE = 272'
7 TREES REQUIRED
0 TREES PROVIDED (0-36" box)
28 SHRUBS REQUIRED
0 SHRUBS PROVIDED

NORTH PROPERTY LINE

PROPERTY LINE = 223'
N/A TREES REQUIRED
N/A TREES PROVIDED
N/A SHRUBS REQUIRED
N/A SHRUBS PROVIDED

LANDSCAPE COVERAGE

LANDSCAPE AREA: 8,226 SQ.FT.
LANDSCAPE COVERAGE REQUIRED: 4,113 SQ.FT. (50%)
LANDSCAPE COVERAGE PROVIDED: 4,524 SQ.FT. (55%)

PARKING LOT

PARKING STALLS = 51
17 TREES REQUIRED (2-36" box, 15-24" box)
17 TREES PROVIDED (17-36" box)
51SHRUBS REQUIRED (5-gallon)
51 SHRUBS PROVIDED (5-gallon)

FOUNDATION BASE:

BUILDING PERIMETER: 320 L.FT.
TREES REQUIRED: 4 TREES (1-36" BOX, 3-24" BOX)
TREES PROVIDED: 4 TREES (4-36" BOX)
NORTH ELEVATION: (45') 40' PROVIDED (89%)
SOUTH ELEVATION: (45') 45' PROVIDED (100%)
EAST ELEVATION: (115') 115' PROVIDED (100%)
WEST ELEVATION: (115') 115' PROVIDED (100%)

EXISTING LANDSCAPE LEGEND

EXISTING TREE
PROTECT FROM CONSTRUCTION (3)
SHADE: 300 x 3 TREES = 900 SQ.FT OF SHADE

EXISTING SHRUB
PROTECT FROM CONSTRUCTION (4)

PROPOSED LANDSCAPE LEGEND

PISTACHE X 'RED-PUSH'
RED PUSH PISTACHE
36" BOX (7)
SHADE: 306 x 7 TREES = 2,142 SQ.FT OF SHADE

QUERCUS VIRGINIANA
LIVE OAK
36" BOX (28)
SHADE: 276 x 28 TREES = 6,728 SQ.FT OF SHADE

CAESALPINIA CACALACO
CASCALOTE
36" BOX (4)
SHADE: 211 x 4 TREES = 844 SQ.FT OF SHADE

TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON (16)

LEUCOPHYLLUM FRUTESCENS
GREEN CLOUD SAGE
5 GALLON (100)

CAESALPINIA MEXICANA
MEXICAN BIRD OF PARADISE
5 GALLON (14)

LANTANA MONTEVIDENSIS
'GOLD MOUND'
5 GALLON (100)

1/2" MINUS MADISON GOLD
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

SHADE PROVIDED:

11,614 SQ.FT. OF SHADE
(27% OF TOTAL SITE)

CITY OF MESA LANDSCAPE NOTES

1. ALL LANDSCAPE AREAS TO RECEIVE 2" LAYER DECOMPOSED GRANITE

2. ALL LANDSCAPE AREA TO BE WATERED BY UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.

3. THE HEIGHTS AND CALIPERS SHALL COMPLY WITH 'ARIZONIA NURSERY ASSOCIATION SPECIFICATIONS' FOR THAT SIZE AND TYPE OF TREE.

4. REQUIRED TREES SHALL BE PROVIDED IN EQUAL NUMBERS OF 15 GALLON SIZE AND 24" BOX SIZE OR LARGER.

5. REQUIRED SHRUBS SHALL HAVE A MATURE GROWTH HEIGHT OF 18" AT LEAST 50% OF REQUIRE SHRUBS SHALL BE 5 GALLON SIZE.

6.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/INDUSTRAIL/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".

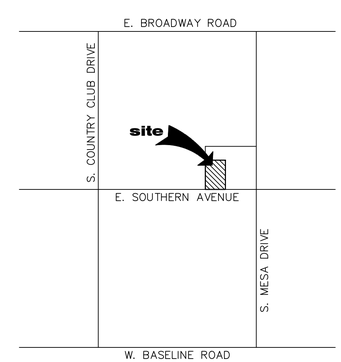
13. ALL LANDSCAPING INSTALLED WITH THIS PROJECT TO BE MAINTAINED BY OWNERS ASSOC. OR OWNERS ASSOCIATION OF COMMERCIAL SUBDIVISION OR MANAGEMENT COMPANY IF COMMERCIAL RENTALS

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.



vicinity map
scale: n.t.s.

north

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REGISTERED LANDSCAPE ARCHITECT 27166 TIMOTHY J McQUEEN Date Signed 10.14.25 ARIZONA, U.S.A. EXPIRES 06/30/2026

T&M ASSOCIATES

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