

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

- 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
- 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 GUNITITE 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:

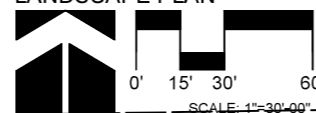
THIS LANDSCAPE IS TO BE MAINTAINED ON A WEEKLY BASIS USING A NATURAL MAINTENANCE PROGRAM AND SHALL BE MAINTAINED IN ACCORDANCE WITH THE BEST MANAGEMENT PRACTICE OF THE LANDSCAPE INDUSTRY.

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 TRAFFIWAYS.

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



T.J. McQUEEN & ASSOCIATES, INC.

LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING

10446 N. 74th Street, Suite 150
Scottsdale, Arizona 85258
P. (602)265-0320
EMAIL: timmqueen@tjma.net



PROPERTY INFORMATION

PROJECT DESCRIPTION	A NEW 7,975 S.F. ACCESSORY METAL BUILDING USED FOR MAINTENANCE OF RECREATIONAL VEHICLES. NEW LANDSCAPE AND IRRIGATION AS REQUIRED FOR PROPOSED BUILDING.
OWNER	2038 NORTH COUNTRY CLUB DRIVE LLC
PARCEL NUMBER	135-01-001T
LOT SIZE (sq ft)	250,909 S.F. NET (5.8 ACRES)
JURISDICTION	CITY OF MESA
ZONING	GC - General Commercial
USE	Large Vehicle and Equipment Sales, Services, & Rental PERMITTED IN GC PER TABLE 11-4-2
SETBACKS	25'-0" FRONT 15'-0" SIDE/REAR
SEPARATION OF BLDGS. ON SAME LOT	30' MIN. FOR Building height between 20 and 40 ft.
BUILDING HEIGHT	30'-0" MAXIMUM PER ZONING Table 11-4-3A 24'-0" TO RIDGE AT NEW BUILDING
LOT COVERAGE	80% MAXIMUM PER ZONING Table 11-4-3A 1,350 S.F. EXISTING BLDG. 3,000 S.F. EXISTING BLDG. 4,250 S.F. EXISTING BLDG. 7,139 S.F. EXISTING BLDG. 5,613 S.F. EXISTING BLDG. 1,755 S.F. EXISTING BLDG. 7,975 S.F. PROPOSED BUILDING 31,082 S.F. = 12.4% COVERAGE WHICH IS < 80%
CONSTRUCTION TYPE	2-B (METAL BUILDING)
FIRE SPRINKLERS	YES

LANDSCAPE LEGEND

- LANTANA MONTEVIDENSIS 'GOLD MOUND' 5 GALLON
- HESPERALOE PARVIFLORA RED YUCCA 5 GALLON
- LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY' 5 GALLON
- CAESALPINIA CACALIACO SMOOTHIE CASCALOTE 36" BOX (MATURE CANOPY 300 SQ.FT.)
- 1/2" SCREENED (MATCH EXISTING) DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS
- EXISTING LANDSCAPE (PROTECT)
- EXISTING SHRUB PROTECT FROM CONSTRUCTION
- EXISTING TREE PROTECT FROM CONSTRUCTION
- EXISTING PALM PROTECT FROM CONSTRUCTION

EXISTING SHRUB PROTECT FROM CONSTRUCTION	TREE CANOPY CALCULATIONS: NEW TREE CANOPY: 7,200 SQ.FT. EXIST. TREE CANOPY: 3,600 SQ.FT. TOTAL TREE CANOPY: 10,800 SQ.FT. (4% OF TOTAL SITE)
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FOUNDATION BASE:

BUILDING PERIMETER: 400 L.F.T.
TREES REQUIRED: 8 TREES (3-36" BOX, 5-24" BOX)
TREES PROVIDED: 8 TREES (PROVIDED)
NORTH ELEVATION: (145) 121' PROVIDED (83%)
SOUTH ELEVATION: (145) 00' PROVIDED (00%)
EAST ELEVATION: (55) 43' PROVIDED (78%)
WEST ELEVATION: (55) 43' PROVIDED (78%)

McKELLIPS ROAD (SOUTH) (SCIP REQUIRED)

PROPERTY LINE = 288'
12 TREES REQUIRED
12 TREES PROVIDED (12-36" box)
0 TREES IN THE R.O.W., 12 TREES ON-SITE
72 SHRUBS REQUIRED
72 SHRUBS PROVIDED
29 SHRUBS IN THE R.O.W., 43 SHRUBS ON-SITE

WEST PROPERTY LINE (SCIP REQUIRED)

PROPERTY LINE = 619'
25 TREES REQUIRED
0 TREES PROVIDED
100 SHRUBS REQUIRED
100 SHRUBS PROVIDED (100 EXISTING)

NORTH PROPERTY LINE (SCIP REQUIRED)

PROPERTY LINE = 272'
19 TREES REQUIRED
0 TREES PROVIDED
76 SHRUBS REQUIRED
0 SHRUBS PROVIDED

LANDSCAPE COVERAGE

LANDSCAPE AREA: 18,343 SQ.FT.
LANDSCAPE COVERAGE REQUIRED: 9,172 SQ.FT. (50%)
LANDSCAPE COVERAGE PROVIDED: 10,088 SQ.FT. (55%)

COUNTRY CLUB ROAD (EAST) (SCIP REQUIRED)

PROPERTY LINE = 410'
16 TREES REQUIRED
16 TREES PROVIDED (16-36" box)
0 TREES IN THE R.O.W., 16 TREES ON-SITE
96 SHRUBS REQUIRED
96 SHRUBS PROVIDED
0 SHRUBS IN THE R.O.W., 96 SHRUBS ON-SITE

PARKING LOT (SCIP REQUIRED)

PARKING STALLS = 58
16 TREES REQUIRED (2-36" box, 14-24" box)
8 TREES PROVIDED (8-36" box)
48 SHRUBS REQUIRED (5-gallon)
24 SHRUBS PROVIDED (5-gallon)

In association with:

An RV Maintenance Building For:
Little Dealer Little Prices of Mesa
2038 N Country Club Dr,
Mesa, AZ 85201

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Mesa, AZ 85201

DATE	ISSUE
09.16.2025	SCIP / PLANNING

PROJECT # 129

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SHEET: COVER SHEET / SITE PLAN

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