

**LANDSCAPE LEGEND**

- CERCIDIUM 'HYBRID'  
DESERT MUSEUM PALO VERDE  
36" BOX
  - ACACIA SALICINA  
WILLOW ACACIA  
24" BOX
  - ACACIA STENOPHYLLA  
SHOESTRING ACACIA  
36" BOX
  - CERCIDIUM FLORIDUM  
BLUE PALO VERDE  
36" BOX
  - PROSOPIS 'RIO-SALADO'  
HYBRID THORNLESS MESQUITE  
24" BOX
  - SOPHORA SECUNDIFLORA  
TEXAS MOUNTAIN LAUREL  
36" BOX
  - TECOMA 'ORANGE JUBILEE'  
ORANGE JUBILEE  
5 GALLON
  - CAESALPINIA MEXICANA  
MEXICAN BIRD OF PARADISE  
5 GALLON
  - EREMOPHILA MACULATA  
VALENTINE EMU BUSH  
5 GALLON
  - LEUCOPHYLLUM FRUTESCENS  
'GREEN CLOUD'  
5 GALLON
  - HESPERALOE PARVIFLORA  
RED YUCCA  
5 GALLON
  - HESPERALOE PARVIFLORA  
YELLOW YUCCA  
5 GALLON
  - ACACIA REDOLENS  
'DESERT CARPET' tm  
5 GALLON
  - EREMOPHILA GLABRA  
'MINGENEW GOLD'  
5 GALLON
  - LANTANA MONTEVIDENSIS  
'GOLD MOUND'  
5 GALLON
  - LANTANA MONTEVIDENSIS  
TRAILING PURPLE  
5 GALLON
  - CONVIVULUS CNEORUM  
BUSH MORNING GLORY  
5 GALLON
- 1/2" SCREENED ROCK PROS MAHOAGANY  
DECOMPOSED GRANITE  
2" DEPTH IN ALL LANDSCAPE AREAS

**SITE DATA**

|                  |                            |
|------------------|----------------------------|
| PARCEL NUMBER:   | 140-14-003M                |
| EXISTING ZONING: | LC (MINI-STORAGE WITH CUP) |
| GROSS SITE AREA: | 4.40 ACRES(191,833 S.F.)   |
| NET SITE AREA:   | 4.02 ACRES (175,259 S.F.)  |
| MAX. HEIGHT:     | 30'-0"                     |
| MAX F.A.R.:      | -                          |

PROPOSED USE: RETAIL / RESTAURANT / STORAGE

|                            |              |
|----------------------------|--------------|
| BUILDING AREA:             |              |
| PAD-A: RESTAURANT WITH D/T | 1,800 S.F.   |
| PAD-B: RETAIL              | 3,207 S.F.   |
| PAD-B: RESTAURANT WITH D/T | 1,800 S.F.   |
| PAD-C: MINI STORAGE        | 101,835 S.F. |

TOTAL AREA: 108,642 S.F.

|                                   |           |
|-----------------------------------|-----------|
| PARKING REQUIRED:                 |           |
| RESTAURANT WITH DT: 1PER 100 S.F. | 36 SPACES |
| RESTAURANT PATIO: 1 PER 200 S.F.  | 2 SPACES  |
| RETAIL - 1 PER 375 S.F.           | 9 SPACES  |
| MINI STORAGE - 4 SPACES           | 4 SPACES  |

TOTAL PARKING REQUIRED: 51 SPACES

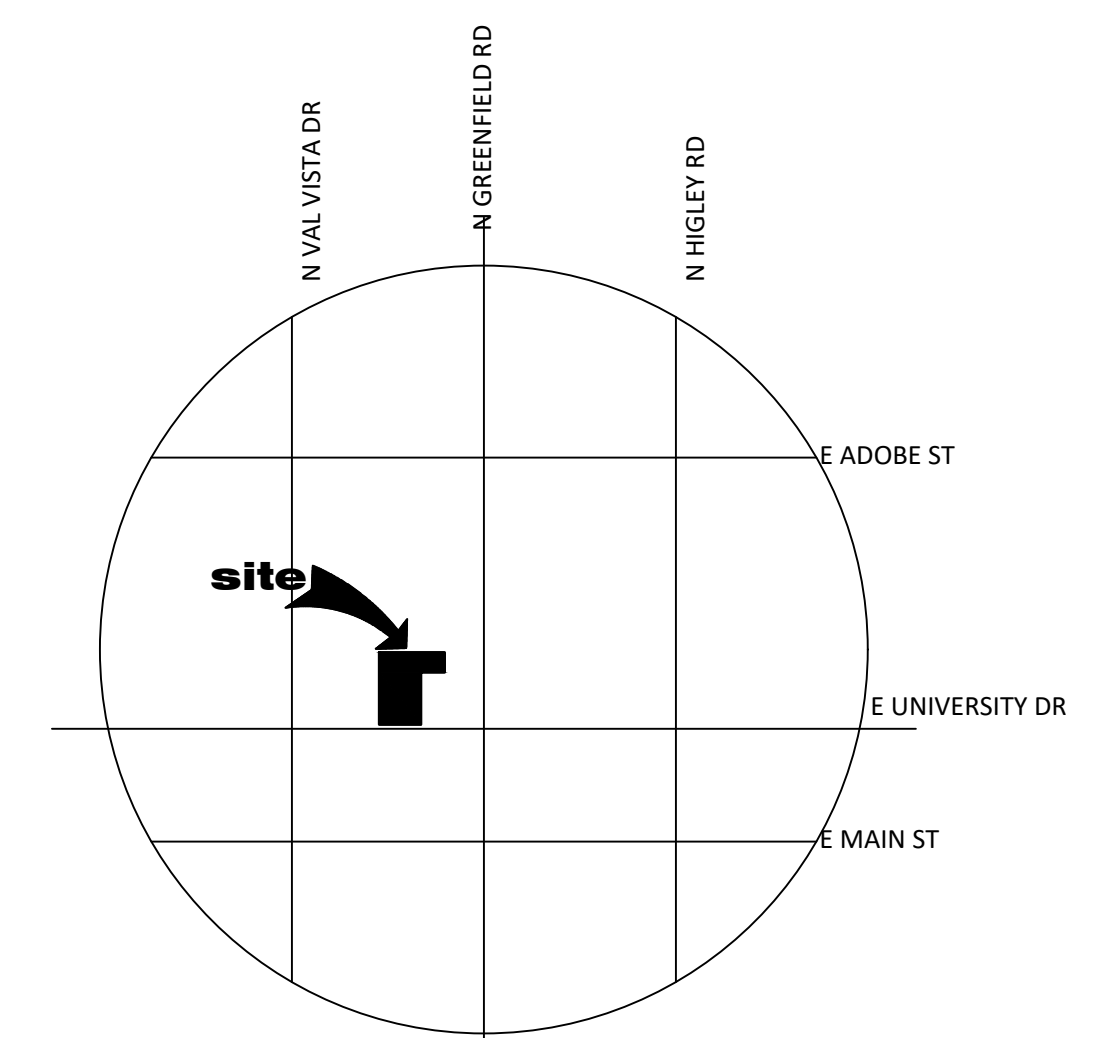
TOTAL PARKING PROVIDED: 52 SPACES

|                             |           |
|-----------------------------|-----------|
| ACCESSIBLE SPACES REQUIRED: | 03 SPACES |
| ACCESSIBLE SPACES PROVIDED: | 05 SPACES |

**LANDSCAPE DATA**

|                    |             |
|--------------------|-------------|
| LANDSCAPE AREA:    | 49,935 S.F. |
| PERCENT LANDSCAPE: | 28%         |

- UNIVERSITY DRIVE**  
PROPERTY LINE = 252'  
10 TREES REQUIRED  
10 TREES PROVIDED (ALL 24" BOX OR LARGER)  
60 SHRUBS REQUIRED  
88 SHRUBS PROVIDED
- WEST PROPERTY LINE**  
PROPERTY LINE = 568'  
23 TREES REQUIRED  
23 TREES PROVIDED (ALL 24" BOX OR LARGER)  
92 SHRUBS REQUIRED  
115 SHRUBS PROVIDED
- NORTH PROPERTY LINE**  
PROPERTY LINE = 370'  
15 TREES REQUIRED  
15 TREES PROVIDED (ALL 24" BOX OR LARGER)  
60 SHRUBS REQUIRED  
33 SHRUBS PROVIDED
- EAST PROPERTY LINE**  
PROPERTY LINE = 568'  
23 TREES REQUIRED  
23 TREES PROVIDED (ALL 24" BOX OR LARGER)  
92 SHRUBS REQUIRED  
115 SHRUBS PROVIDED

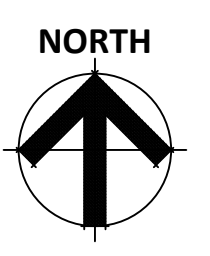


**VICINITY MAP**  
SCALE: N.T.S.

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**LANDSCAPE PLAN**  
SCALE: 1" = 30'-0"



**UNIVERSITY MULTI-USE**  
4312 E UNIVERSITY DRIVE  
MESA ARIZONA 85205  
DATE: 08.11.23 (PRELIMINARY)

La.01  
RKA# 19066.00



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