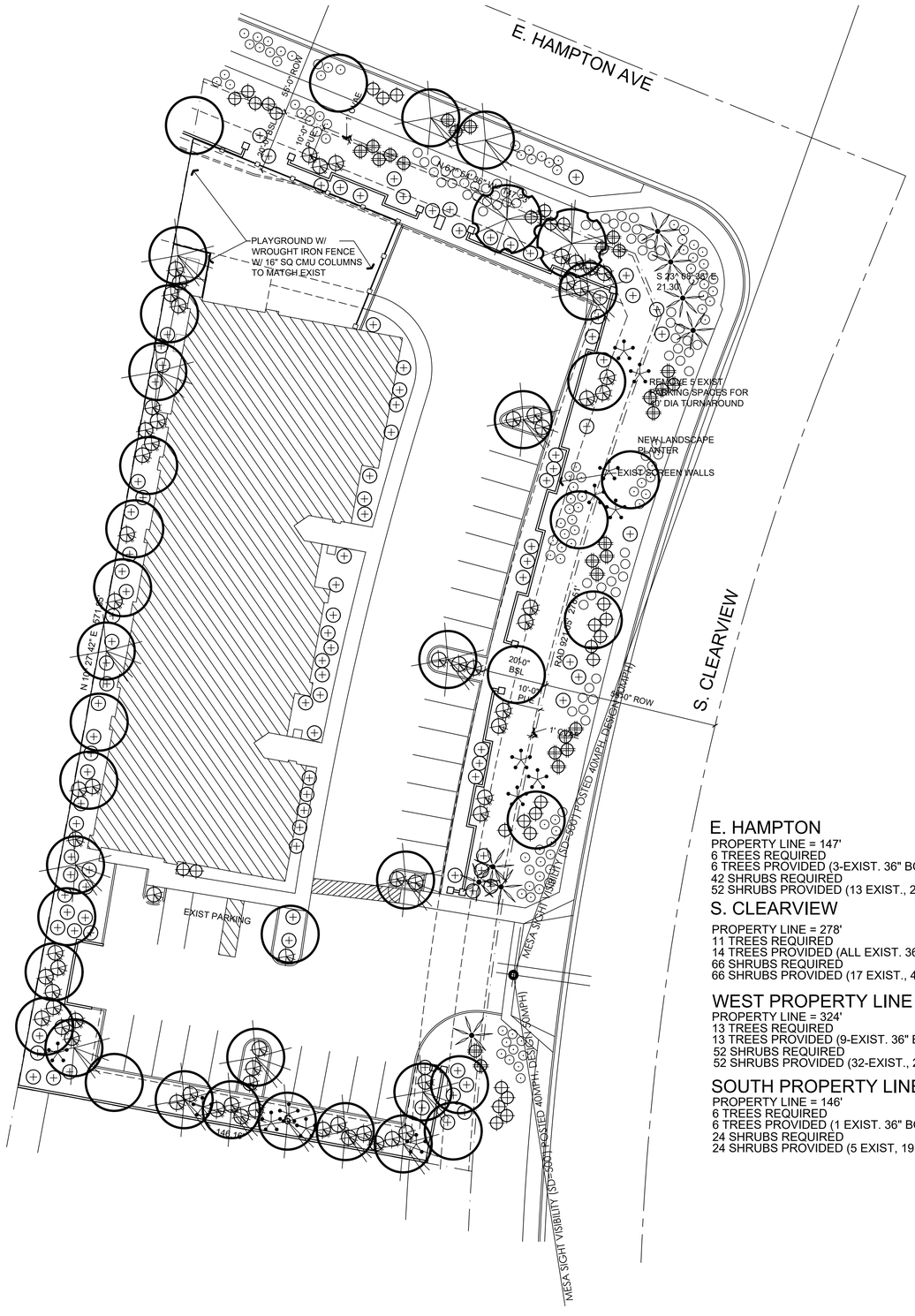

EXISTING LANDSCAPE LEGEND

- EXISTING TREE PROTECT FROM CONSTRUCTION
- EXISTING PALM PROTECT FROM CONSTRUCTION
- EXISTING SHRUB PROTECT FROM CONSTRUCTION

NEW LANDSCAPE LEGEND

- CERCIDIUM PRAECOX SONORAN PALO VERDE 24" BOX
- PROSOPIS 'RIO-SALADO' HYBRID THORNLESS MESQUITE 1.5" CALIP., 6'T, 3.5'W
- TECOMA 'ORANGE JUBILEE' ORANGE JUBILEE 5 GALLON
- CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE 5 GALLON
- NERIUM OLEANDER PETITE PINK 5 GALLON
- DASYLIRION WHEELERII DESERT SPOON 5 GALLON
- HESPERALOE PARVIFLORA RED YUCCA 5 GALLON
- LANTANA MONTEVIDENSIS 'GOLD MOUND' 1 GALLON
- LANTANA MONTEVIDENSIS TRAILING PURPLE 1 GALLON

1/2" MINUS MADISON GOLD (MATCH EXISTING) DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

E. HAMPTON

PROPERTY LINE = 147'
6 TREES REQUIRED
6 TREES PROVIDED (3-EXIST. 36" BOX, 4-24" BOX)
42 SHRUBS REQUIRED
52 SHRUBS PROVIDED (13 EXIST., 29 NEW)

S. CLEARVIEW

PROPERTY LINE = 278'
11 TREES REQUIRED
14 TREES PROVIDED (ALL EXIST. 36" BOX EQUIV.)
66 SHRUBS REQUIRED
66 SHRUBS PROVIDED (17 EXIST., 49 NEW)

WEST PROPERTY LINE

PROPERTY LINE = 324'
13 TREES REQUIRED
13 TREES PROVIDED (9-EXIST. 36" BOX, 4-24" BOX)
52 SHRUBS REQUIRED
52 SHRUBS PROVIDED (32-EXIST., 20 NEW)

SOUTH PROPERTY LINE

PROPERTY LINE = 146'
6 TREES REQUIRED
6 TREES PROVIDED (1 EXIST. 36" BOX, 5-24" BOX)
24 SHRUBS REQUIRED
24 SHRUBS PROVIDED (5 EXIST, 19 NEW)

PARKING LOT

PARKING STALLS = 28
9 TREES REQUIRED
9 TREES PROVIDED
27 SHRUBS REQUIRED
27 SHRUBS PROVIDED (5-EXIST., 22 NEW)

LANDSCAPE COVERAGE

LANDSCAPE AREA: 20,271 SQ.FT.
LANDSCAPE COVERAGE REQUIRED: 10,136 SQ.FT. (50%)
LANDSCAPE COVERAGE PROVIDED: 10,277 SQ.FT. (51%)

N LANDSCAPE PLAN
SCALE: 1" = 20' - 0"

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.

VISIBILITY TRIANGLE INFO:

VISIBILITY TRIANGLES ARE BASED ON CITY OF MESA PUBLIC STREET ACCESS GUIDELINES DATED FEB. 15, 2005.

STREET SPEED: 40 MPH
STREET CROSS SECTION 4LU
FIGURE 2.3 (45MPH DESIGN SPEED) SD=500'

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 LIGN OF SIGHT WILL BE MAINTAINED FOR A CLEAR AREA BETWEEN 3' TO 7'. THE LIGN 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 EN-CROACHMENT BY ANY USE, STRUCTURE, VEHICLE OR FEATURE NOT PART OF THE LANDSCAPE DESIGN.

LANDSCAPE ARCHITECT CERTIFICATE
27166
TIMOTHY J. McQUEEN
Date Signed 09.19.23
ARIZONA, U.S.A.
EXPIRES 06/30/2025

T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
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Boyd H. Thacker
2637 east el moro, mesa, arizona, 85204 phone 480-892-2807

date	item
6-28-23	
job no.	B2511

BUILDING TENANT IMPROVEMENTS
FOR POLARIS ACADEMY
1440 S CLEARVIEW, MESA, ARIZONA 85209

LANDSCAPE PLAN

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