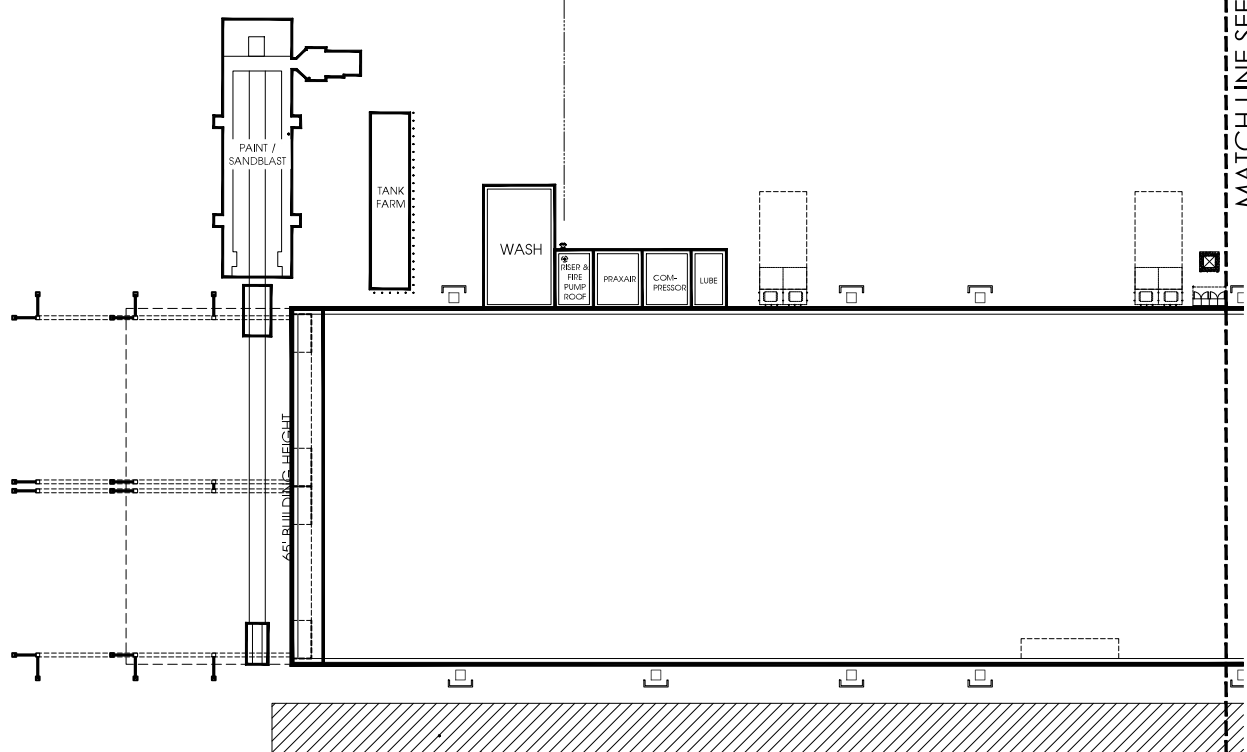


# LANDSCAPE PLAN

1"=30'-00"

## NO LANDSCAPE (THIS SHEET)

MATCH LINE SEE SHEET La.02



MATCH LINE SEE SHEET La.03

**S. CRISMON ROAD**  
 PROPERTY LINE = 1,231'  
 49 TREES REQUIRED  
 49 TREES PROVIDED (ALL 24" BOX OR LARGER)  
 294 SHRUBS REQUIRED  
 294 SHRUBS PROVIDED

**SOUTH PROPERTY LINE**  
 PROPERTY LINE = 175'  
 7 TREES REQUIRED  
 7 TREES PROVIDED (ALL 24" BOX OR LARGER)  
 28 SHRUBS REQUIRED  
 28 SHRUBS PROVIDED

**WEST PROPERTY LINE**  
 PROPERTY LINE = 200'  
 8 TREES REQUIRED  
 8 TREES PROVIDED (ALL 24" BOX OR LARGER)  
 32 SHRUBS REQUIRED  
 32 SHRUBS PROVIDED

**E. PECOS ROAD**  
 PROPERTY LINE = 741'  
 30 TREES REQUIRED  
 30 TREES PROVIDED (ALL 24" BOX OR LARGER)  
 180 SHRUBS REQUIRED  
 180 SHRUBS PROVIDED

**PARKING LOT**  
 PARKING STALLS = 407  
 69 TREES REQUIRED  
 69 TREES PROVIDED  
 207 SHRUBS REQUIRED  
 207 SHRUBS PROVIDED

**LANDSCAPE COVERAGE**  
 LANDSCAPE AREA: 276,068 SQ.FT.  
 LANDSCAPE COVERAGE REQUIRED: 138,044 SQ.FT. (50%)  
 LANDSCAPE COVERAGE PROVIDED: 160,131 SQ.FT. (58%)

### 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 ARIZONA 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 1.5 GALLON

##### SHRUBS: (TOTAL REQUIRED SHRUBS):

50% SHALL BE 5 GALLON OR LARGER.

NO SHRUBS LESS THAN 1 GALLON

8. 1 TREE 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 AREA ADJACENT TO BUILDING, WHICH HAVE FRONTAGE ON A PUBLIC STREET. PLANTING AREAS MUST BE A MIN. OF 3' 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 WILL BE MAINTAINED TO A CLEAR AREA BETWEEN OF 3 TO 7'

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 LOC.

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 TRAFFICWAYS.

ALL LANDSCAPE AREAS WILL BE MAINTAINED BY THE OWNER OR LESSEE IN ACCORDANCE WITH THESE APPROVED PLANS

REQUIRED LANDSCAPE AREAS SHALL BE FREE FROM ENCROACHMENT BY ANY USE, STRUCTURE, VEHICLE OR FEATURE NOT PART OF THE LANDSCAPE DESIGN.



**T.J. McQUEEN & ASSOCIATES, INC.**

LANDSCAPE ARCHITECTURE

URBAN DESIGN

SITE PLANNING

10446 N. 74th Street, Suite 150

Scottsdale, Arizona 85268

P. (602) 295-0320

EMAIL: tim.mcqueen@tjma.com



**CAWLEY ARCHITECTS**

730 N. 52nd St., 203  
 Phoenix, Arizona 85008  
 P 602.393.5060

CawleyArchitects.com

**KOMATSU SALES AND SERVICE FACILITY**

9927  
 E. PECOS ROAD  
 MESA  
 ARIZONA  
 85212

DATE
PRE-SUBMITTAL 03-04-2024
DR SUBMITTAL 05-27-2024
SUP SUBMITTAL 05-27-2024
DR/SUP 2nd SUBMITTAL 07-15-2024
DR/REZONING UPDATE SUBMITTAL 09-03-2024

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 The owner, including the architect, engineer, designer, and contractor, shall retain ownership of all drawings and documents prepared by or for the architect, engineer, designer, and contractor. The drawings and documents shall not be used in other buildings, any other use or project, or for other drawings, without the consent of the architect.

DISCREPANCIES AND CONFLICTS:  
 All discrepancies shall be resolved by the architect, engineer, designer, and contractor. The drawings and documents shall not be used in other buildings, any other use or project, or for other drawings, without the consent of the architect.

LANDSCAPE PLAN

Project: 23071  
 La.01



CAWLEY ARCHITECTS

730 N. 52nd St., Ste. 203  
Phoenix, Arizona 85008  
P 602.393.5060

CawleyArchitects.com

KOMATSU SALES AND SERVICE FACILITY

9927  
E. PECOS ROAD  
MESA  
ARIZONA  
85212

DATE  
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05-27-2024  
DR/SUP 2nd SUBMITTAL  
07-15-2024  
DR/REVISIONS  
UPDATE SUBMITTAL  
09-03-2024

DRAWN BY: JD & JS

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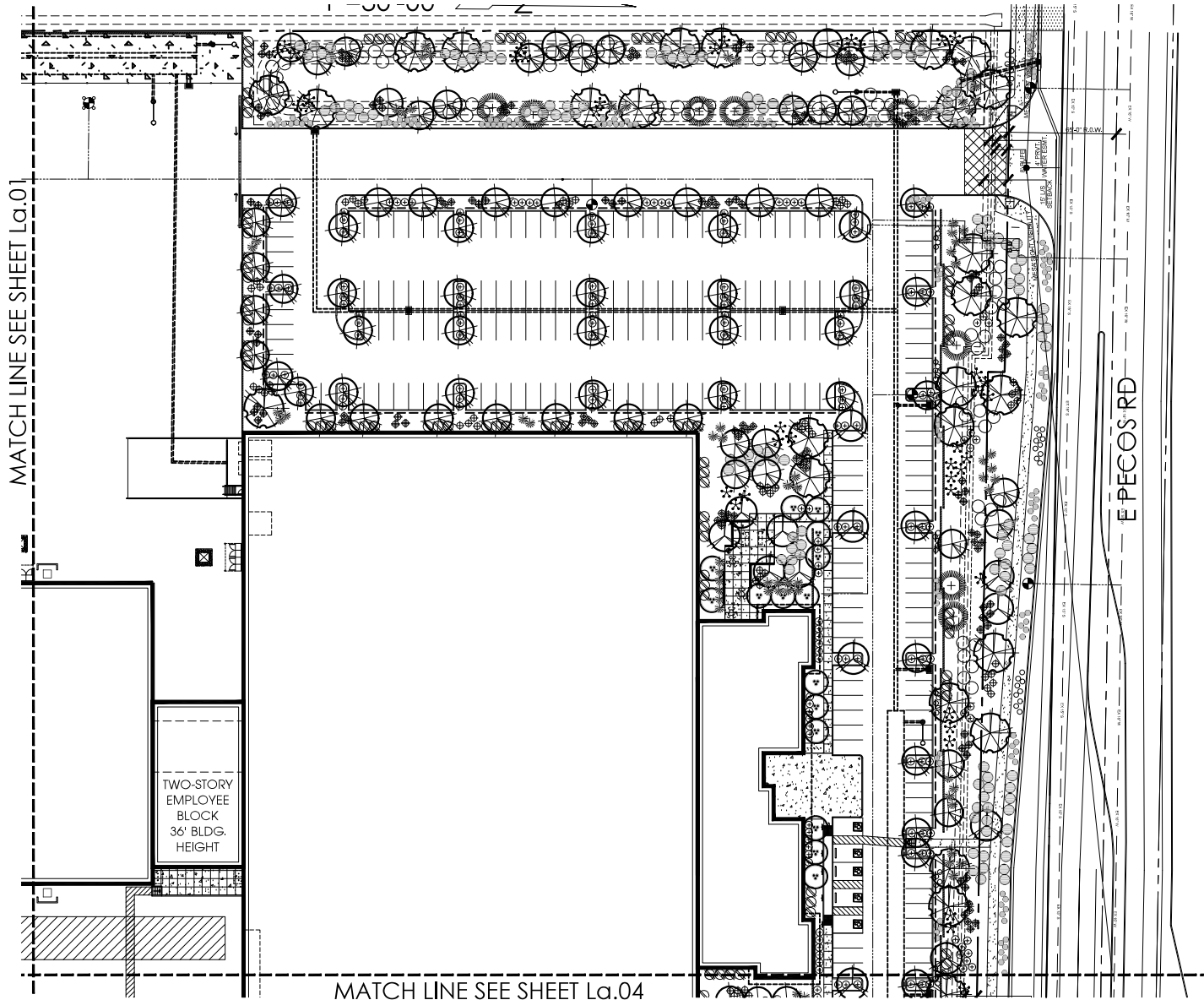
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LANDSCAPE PLAN

Project: 23071  
La.02

### LANDSCAPE LEGEND

- TREES**
- CERCIDIUM HYBRID / DESERT MUSEUM PALO VERDE 24" BOX
  - ACACIA ANEURA / MILICA (SR/PAPS APPROVED) 24" BOX
  - CAESALPINA GACALACO / CASCALOTE 36" BOX
  - QUERCUS VIRGINIANA / LIVE OAK 24" BOX
  - OLNEYA TESOTA / HONOLULU OGD 36" BOX
  - QUERCUS VIRGINIANA / LIVE OAK 36" BOX
- SHRUBS**
- TECOMA 'ORANGE JUBILEE' / ORANGE JUBILEE 5 GALLON
  - EREMOPHILA MACULATA / VALENTINE EMU BUSH 5 GALLON
  - CAESALPINA MEXICANA / MEXICAN BIRD OF PARADISE 5 GALLON
  - HESPERALOE PARVIFLORA / RED YUCCA 5 GALLON
  - HESPERALOE PARVIFLORA / YELLOW YUCCA 5 GALLON
  - DASYLIRION WHEELERII / DESERT SPOON 5 GALLON
  - AGAVE DESMETTIANA / SMOOTH AGAVE 5 GALLON
- GROUND COVER**
- LANI'ANA MOHEVIDENSIS / 'GOLD MOUND' 1 GALLON
  - CONVOLVULUS CHEDRUM / BUSH MORNING GLORY 5 GALLON (QTY. XXX)
  - EREMOPHILA GLABRA / 'MINESEW GOLD' 5 GALLON
  - ACACIA REDOLENS / 'DESERT CARPET' 1m 5 GALLON
- 1/2" SCREENED ROCK PROS CARMEL  
DECOMPOSED GRANITE  
2" DEPTH IN ALL LANDSCAPE AREAS



MATCH LINE SEE SHEET La.01

MATCH LINE SEE SHEET La.04

**S. CRISON ROAD**  
PROPERTY LINE = 1,231'  
49 TREES PROVIDED (ALL 24" BOX OR LARGER)  
284 SHRUBS REQUIRED  
284 SHRUBS PROVIDED

**SOUTH PROPERTY LINE**  
PROPERTY LINE = 175'  
7 TREES REQUIRED  
7 TREES PROVIDED (ALL 24" BOX OR LARGER)  
28 SHRUBS REQUIRED  
28 SHRUBS PROVIDED

**WEST PROPERTY LINE**  
PROPERTY LINE = 200'  
8 TREES REQUIRED  
8 TREES PROVIDED (ALL 24" BOX OR LARGER)  
32 SHRUBS REQUIRED  
32 SHRUBS PROVIDED

**E. PECOS ROAD**  
PROPERTY LINE = 741'  
30 TREES REQUIRED  
30 TREES PROVIDED (ALL 24" BOX OR LARGER)  
180 SHRUBS REQUIRED  
180 SHRUBS PROVIDED

**PARKING LOT**  
PARKING STALLS = 407  
89 TREES REQUIRED  
89 TREES PROVIDED  
207 SHRUBS REQUIRED  
207 SHRUBS PROVIDED

**LANDSCAPE COVERAGE**  
LANDSCAPE AREA: 276,088 SQ.FT.  
LANDSCAPE COVERAGE REQUIRED: 138,044 SQ.FT. (50%)  
LANDSCAPE COVERAGE PROVIDED: 160,131 SQ.FT. (58%)



**T.J. McQUEEN & ASSOCIATES, INC.**  
LANDSCAPE ARCHITECTURE  
URBAN DESIGN  
SITE PLANNING  
10446 N. 74th Street, Suite 150  
Scottsdale, Arizona 85268  
P: (602) 295-0320  
EMAIL: tim.mcqueen@tmqlls.net



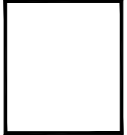
Professional seal and registration information for T.J. McQueen & Associates, Inc.



**CAWLEY ARCHITECTS**

730 N. 52nd St. Ste. 203  
Phoenix, Arizona 85008  
P 602.393.5060

CawleyArchitects.com



**KOMATSU SALES AND SERVICE FACILITY**

9927  
E. PECOS ROAD  
MESA  
ARIZONA  
85212

DATE	
PRE-SUBMITTAL	03-04-2024
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DR/REZONING	09-03-2024

DRAWN BY: JD & JS

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LANDSCAPE PLAN

Project: 23071  
**La.03**

**LANDSCAPE LEGEND**  
**TREES**

- CERCIDILUM HYBRID  
DESERT MUSEUM PALO VERDE  
24" BOX
- ACACIA ANEURA  
MILCA (BPP/APS APPROVED)  
24" BOX
- CASALPINIA CACALACO  
CASCALOTE  
36" BOX
- QUERCUS VIRGINIANA  
LIVE OAK  
24" BOX
- OLNEYA TESOTA  
IRONWOOD  
36" BOX
- QUERCUS VIRGINIANA  
LIVE OAK  
36" BOX

**SHRUBS**

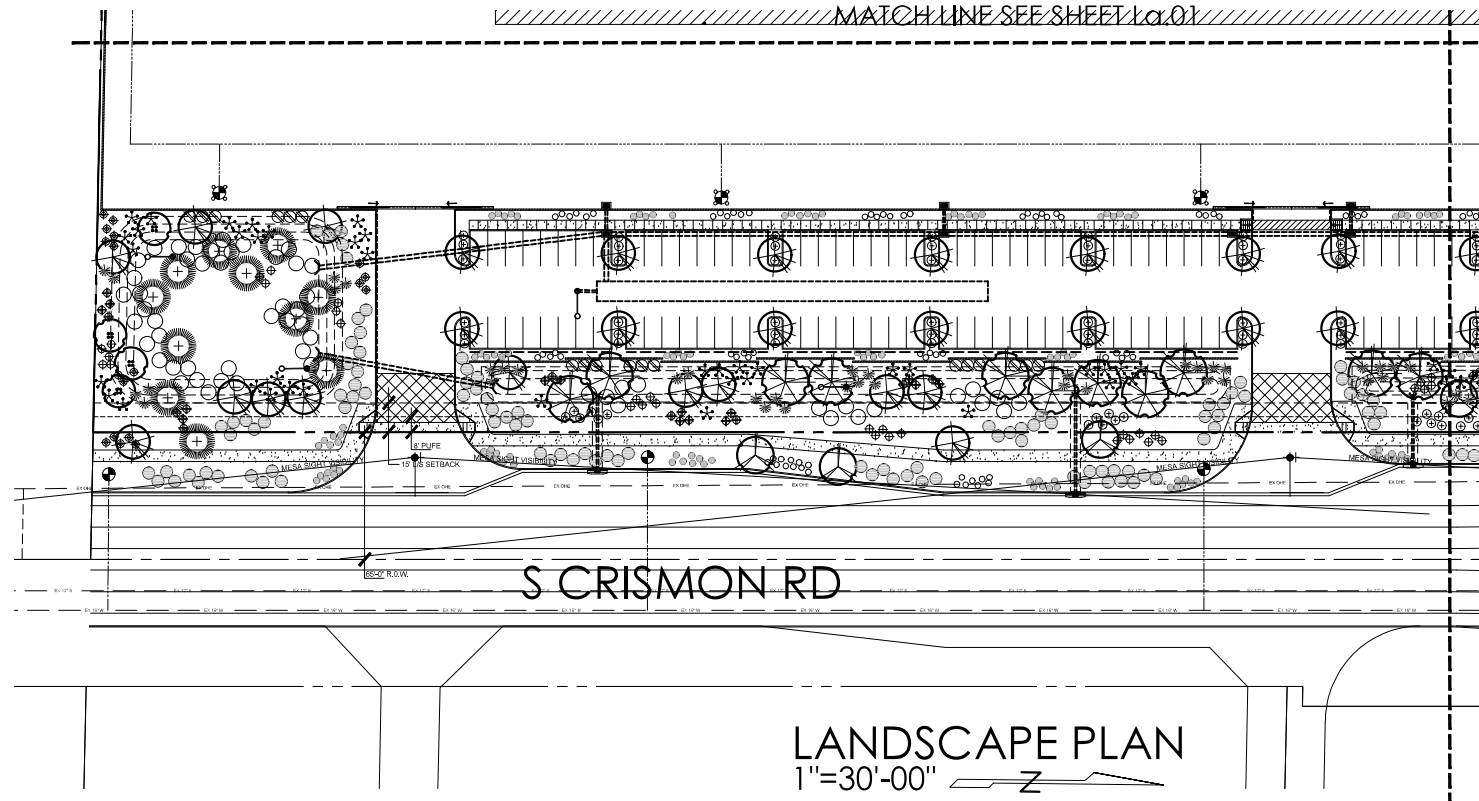
- TECOMA ORANGE JUBILEE  
ORANGE JUBILEE  
5 GALLON
- EREMOPHILA MACULATA  
VALENTINE EMU BUSH  
5 GALLON
- CASALPINIA MEXICANA  
MEXICAN BIRD OF PARADISE  
5 GALLON
- HESPERALOE PARVIFLORA  
RED YUCCA  
5 GALLON
- HESPERALOE PARVIFLORA  
YELLOW YUCCA  
5 GALLON
- DASYLIRION WHEELERII  
DESERT SPOON  
5 GALLON
- AGAVE DESMETTIANA  
SMOOTH AGAVE  
5 GALLON

**GROUND COVER**

- LANTANA MONTEVIDENSIS  
"GOLD MOUND"  
1 GALLON
- CONVOLVULUS CEDRUM  
BUSH MORNING GLORY  
5 GALLON (QTY. XXX)
- EREMOPHILA GLABRA  
"MINGENW GOLD"  
5 GALLON
- ACACIA REDOLENS  
"DESERT CARPET"™  
5 GALLON
- 1/2" SCREENED ROCK PROS CARMEL  
DECOMPOSED GRANITE  
2" DEPTH IN ALL LANDSCAPE AREAS

MATCH LINE SEE SHEET La.04

MATCH LINE SEE SHEET La.01



**LANDSCAPE PLAN**  
1"=30'-00"

**S. CRISMON ROAD**  
PROPERTY LINE = 1' 231'  
49 TREES REQUIRED  
49 TREES PROVIDED (ALL 24" BOX OR LARGER)  
294 SHRUBS REQUIRED  
294 SHRUBS PROVIDED

**SOUTH PROPERTY LINE**  
PROPERTY LINE = 175'  
7 TREES REQUIRED  
7 TREES PROVIDED (ALL 24" BOX OR LARGER)  
28 SHRUBS REQUIRED  
28 SHRUBS PROVIDED

**WEST PROPERTY LINE**  
PROPERTY LINE = 200'  
8 TREES REQUIRED  
8 TREES PROVIDED (ALL 24" BOX OR LARGER)  
32 SHRUBS REQUIRED  
32 SHRUBS PROVIDED

**E. PECOS ROAD**  
PROPERTY LINE = 741'  
30 TREES REQUIRED  
30 TREES PROVIDED (ALL 24" BOX OR LARGER)  
190 SHRUBS REQUIRED  
190 SHRUBS PROVIDED

**PARKING LOT**  
PARKING STALLS = 407  
69 TREES REQUIRED  
69 TREES PROVIDED  
207 SHRUBS REQUIRED  
207 SHRUBS PROVIDED

**LANDSCAPE COVERAGE**  
LANDSCAPE AREA: 276,088 SQ.FT.  
LANDSCAPE COVERAGE REQUIRED: 138,044 SQ.FT. (50%)  
LANDSCAPE COVERAGE PROVIDED: 160,131 SQ.FT. (58%)



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LANDSCAPE ARCHITECTURE  
URBAN DESIGN  
SITE PLANNING

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P: (602) 295-0320

EMAIL: [tim@mcqueen.com](mailto:tim@mcqueen.com)



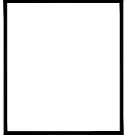
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730 N. 52nd St. Ste. 203  
Phoenix, Arizona 85008  
P 602.993.5060

CawleyArchitects.com



KOMATSU SALES AND SERVICE FACILITY

9927  
E. PECOS ROAD  
MESA  
ARIZONA  
85212

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LANDSCAPE PLAN

La.04

Project: 23071

LANDSCAPE LEGEND

TREES

- CERCIDIJM HYBRID  
DESERT MUSEUM PALO VERDE  
24" BOX
- ACACIA AHEURA  
MULGA (SRP/AFS APPROVED)  
24" BOX
- CAESALPINA CALCALCO  
CASCALOTE  
36" BOX
- QUERCUS VIRGINIANA  
LIVE OAK  
24" BOX
- OLNEYA TESOTA  
IRONWOOD  
36" BOX
- QUERCUS VIRGINIANA  
LIVE OAK  
36" BOX

SHRUBS

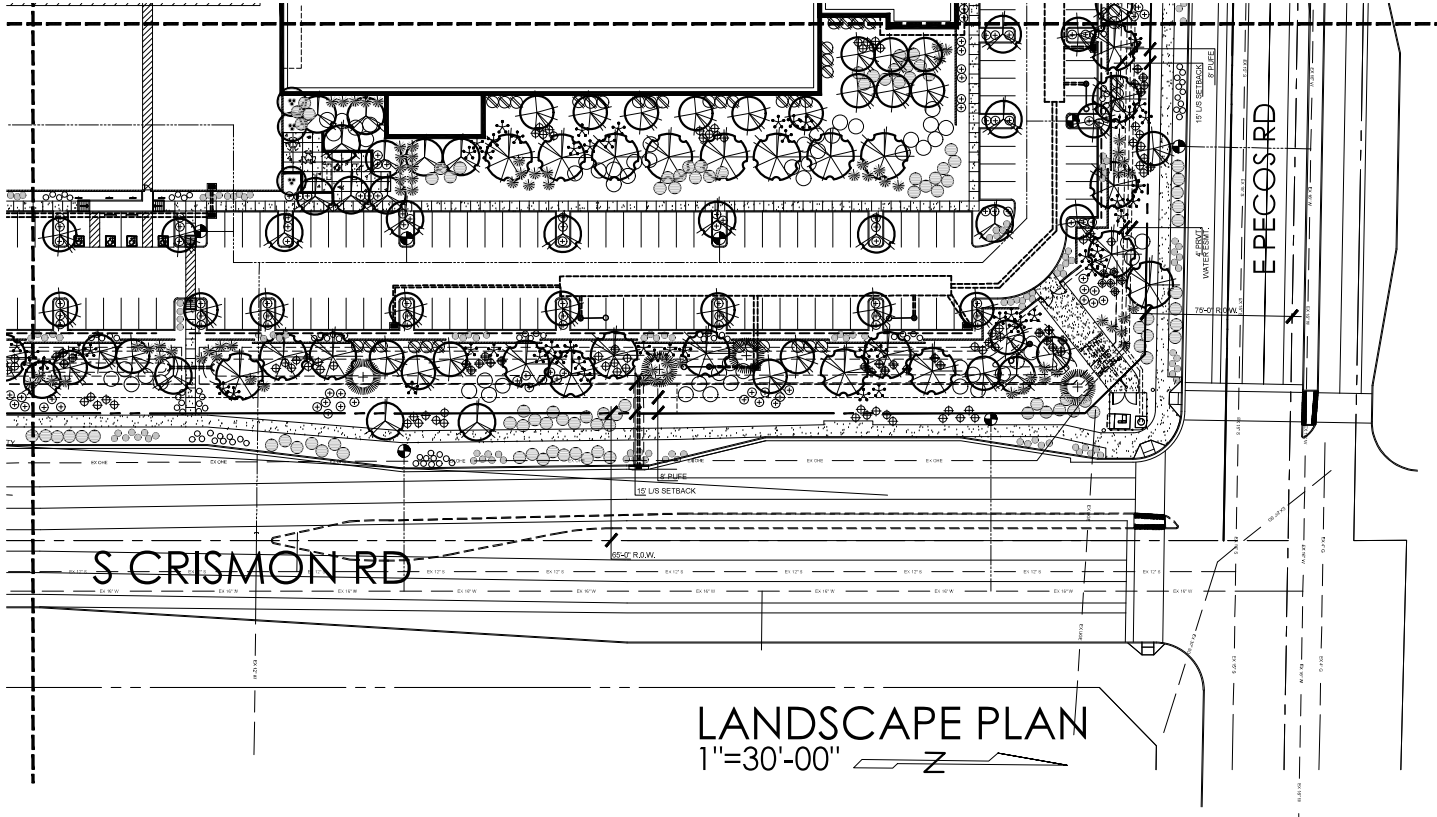
- TECOMA 'ORANGE JUBILEE'  
ORANGE JUBILEE  
5 GALLON
- EREMOPHILA MACULATA  
VALENTINE EMU BUSH  
5 GALLON
- CAESALPINA MEXICANA  
MEXICAN BIRD OF PARADISE  
5 GALLON
- HESPERALOE PARVIFLORA  
RED YUCCA  
5 GALLON
- HESPERALOE PARVIFLORA  
YELLOW YUCCA  
5 GALLON
- DASYLIRION WHEELERII  
DESERT SPOON  
5 GALLON
- AGAVE DESMETJANNA  
SMOOTH AGAVE  
5 GALLON

GROUND COVER

- LANFANA MONTEVIDENSIS  
'GOLD MOUND'  
1 GALLON
- CONVOLVULUS CHEORUM  
BUSH MORNING GLORY  
5 GALLON (QTY. XXX)
- EREMOPHILA CLABBA  
'MIDGEW GOLD'  
5 GALLON
- ACACIA REDOLENS  
'DESERT CARPET' 1m  
5 GALLON
- 1/2" SCREENED ROCK PRODS CARAMEL  
DECOMPOSED GRANITE  
2" DEPTH IN ALL LANDSCAPE AREAS

MATCH LINE SEE SHEET La.02

MATCH LINE SEE SHEET La.03



LANDSCAPE PLAN  
1"=30'-00"

**S. CRISMON ROAD**  
PROPERTY LINE = 1,231'  
49 TREES REQUIRED  
49 TREES PROVIDED (ALL 24" BOX OR LARGER)  
294 SHRUBS REQUIRED  
294 SHRUBS PROVIDED

**SOUTH PROPERTY LINE**  
PROPERTY LINE = 175'  
7 TREES REQUIRED  
7 TREES PROVIDED (ALL 24" BOX OR LARGER)  
28 SHRUBS REQUIRED  
28 SHRUBS PROVIDED

**WEST PROPERTY LINE**  
PROPERTY LINE = 200'  
8 TREES REQUIRED  
8 TREES PROVIDED (ALL 24" BOX OR LARGER)  
32 SHRUBS REQUIRED  
32 SHRUBS PROVIDED

**E. PECOS ROAD**  
PROPERTY LINE = 741'  
30 TREES REQUIRED  
30 TREES PROVIDED (ALL 24" BOX OR LARGER)  
190 SHRUBS REQUIRED  
190 SHRUBS PROVIDED

**PARKING LOT**  
PARKING STALLS = 407  
69 TREES REQUIRED  
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207 SHRUBS REQUIRED  
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**LANDSCAPE COVERAGE**  
LANDSCAPE AREA: 276,088 SQ.FT.  
LANDSCAPE COVERAGE REQUIRED: 138,044 SQ.FT. (50%)  
LANDSCAPE COVERAGE PROVIDED: 160,131 SQ.FT. (58%)



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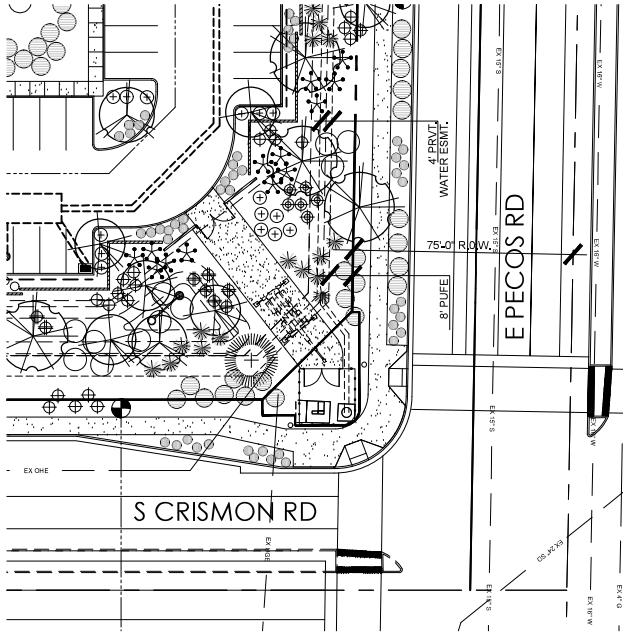
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URBAN DESIGN  
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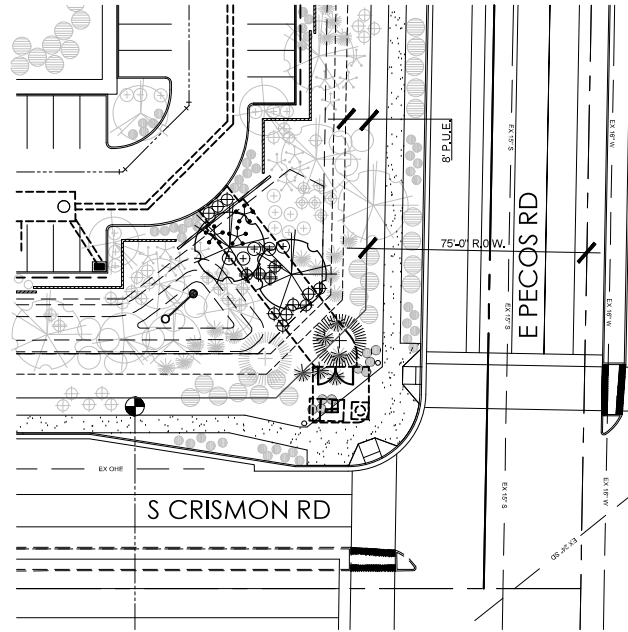
EMAIL: [tim@tjmcqueen.com](mailto:tim@tjmcqueen.com)



Professional seal and registration information for T.J. McQueen & Associates, Inc.



ENLARGED WELLHEAD PLAN (ACTIVE WELLHEAD)  
LANDSCAPE PLAN  
1"=20'-00"



ENLARGED WELLHEAD PLAN (DECOMMISSIONED WELLHEAD)  
LANDSCAPE PLAN  
1"=20'-00"

**LANDSCAPE LEGEND**  
**TREES**

- CERCIDIUM HYBRID  
DESERT MUSEUM PALO VERDE  
24" BOX
- ACACIA AHUREIA  
MULGA (SRP/AFS APPROVED)  
24" BOX
- CASALPINIA CALALACO  
CASCALOTE  
36" BOX
- QUERCUS VIRGINIANA  
LIVE OAK  
24" BOX
- OLNEYA TESOTA  
IRONWOOD  
36" BOX
- QUERCUS VIRGINIANA  
LIVE OAK  
36" BOX

**SHRUBS**

- TECOMA 'ORANGE JUBILEE'  
ORANGE JUBILEE  
5 GALLON
- EREMOPHILA MACULATA  
VALENTINE EMU BUSH  
5 GALLON
- CASALPINIA MEXICANA  
MEXICAN BIRD OF PARADISE  
5 GALLON
- HESPERALOE PARVIFLORA  
RED YUCCA  
5 GALLON
- HESPERALOE PARVIFLORA  
YELLOW YUCCA  
5 GALLON
- DASYLIRION WHEELERII  
DESERT SPOON  
5 GALLON
- AGAVE DESMETTIANA  
SMOOTH AGAVE  
5 GALLON

**GROUND COVER**

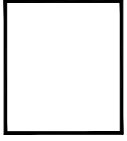
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'GOLD MOUND'  
1 GALLON
  - CONVOLVULUS CHEORUM  
BUSH MORNING GLORY  
5 GALLON (QTY. XXX)
  - EREMOPHILA ELABBA  
'MINGHEW GOLD'  
5 GALLON
  - ACACIA REDOLENS  
'DESERT CARPET' 1m  
5 GALLON
- 1/2" SCREENED ROCK PROCS CARMEL  
DECOMPOSED GRANITE  
2" DEPTH IN ALL LANDSCAPE AREAS



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CD SUBMITTAL	05-27-2024
SUP SUBMITTAL	05-27-2024
DR/SUP 2nd SUBMITTAL	07-15-2024
DR/RECONING	09-03-2024
UPDATE SUBMITTAL	09-03-2024

DRAWN BY: JD & JS

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LANDSCAPE PLAN

Project: 23071  
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**T.J. McQUEEN & ASSOCIATES, INC.**

LANDSCAPE ARCHITECTURE  
URBAN DESIGN  
SITE PLANNING

10446 N. 74th Street, Suite 150  
Scottsdale, Arizona 85268  
P: (602) 285-0320

EMAIL: [tim@tjmcqueen.com](mailto:tim@tjmcqueen.com)

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